

MONROE LEGAL REPORTER

PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **MARY A. KUEHNER**, late of the Township of Eldred, County of Monroe and Commonwealth of Pennsylvania.

Letters Testamentary have been granted to the undersigned who request all persons having claims or demands against the Estate of the decedent to make known the same, and all persons indebted to the decedent to make payments without delay to:

Gene A. Kuehner
765 Middle Fork Road
Reedy, WV 25270

Jane N. Beers
702 Getz Dawl Road
Palmerston, PA 18071

or to their attorney,

James A. Wimmer, Esq.
Philip & Wimmer
419 Delaware Avenue
P.O. Box 157
Palmerston, PA 18071

PR - July 4, July 11, July 18

PUBLIC NOTICE ESTATE NOTICE

Estate of **Ann L. Sheridan**, late of 1055 West Main Street, Apt 517, Stroudsburg, PA 18360, deceased
Letters Testamentary in the above-named Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Forty-Third Judicial District, a particular statement of claim duly verified by an affidavit setting forth an address within the County where notice may be given to claimant.

Warren K. Hanscom, Executor
740 East Broad Street
Westfield, NJ 07090-2002 or
MARY LOUIS PARKER &
ASSOCIATES, LLC
By: Mary Louise Parker, Esquire,
900 Scott Street
Stroudsburg, PA 18360

PR - July 4, 11, 18

PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **ARTHUR F. FOULKS**, late of Henryville, County of Monroe and Commonwealth of Pennsylvania, Deceased

WHEREAS, Letters Testamentary in the above-named estate have been granted to Renee P. Foulks, Executrix of the Estate of Arthur F. Foulks,

All persons indebted to the said estate are requested to make immediate payment, and those having claims or demands to present the same without delay to:

Renee P. Foulks, Executrix
c/o

Steven N. Goudsouzian, Esq.
2925 William Penn Highway
Suite 301

Easton, PA 18045-5283
Attorney for the Estate

PR - July 11, July 18, July 25

PUBLIC NOTICE ESTATE NOTICE

Estate of **Barbara Stephens a/k/a Barbara J. Stevens**, late of Canadensis, Barrett Township, Monroe County, Pennsylvania.

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or her attorney within four (4) months from the date hereof and to file with the Clerk of the Court of

Common Pleas of Monroe County, Orphan's Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Kimberly Stephens, Executrix
P.O. Box 285
Cresco, PA 18326

MICHELLE F. FARLEY, ESQ.
P.O. Box 222
Cresco, PA 18326

PR - June 27, July 4, July 11

PUBLIC NOTICE ESTATE NOTICE

Estate of **DONALD N. HANEY**, late of the Township of Hamilton, County of Monroe, Commonwealth of Pennsylvania, Deceased.

Letters Testamentary in the above-named estate having been granted to the undersigned; all persons indebted to the Estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to the claimant.

Richard W. Haney, Administrator
5835 Cherry Valley Road
Stroudsburg, PA 18360

OR TO:

CRAMER, SWETZ & McMANUS, P.C.
Attorneys at Law
By: Diane L. Dagger, Esquire
711 Sarah Street
Stroudsburg, PA 18360

PR - June 27, July 4, July 11

PUBLIC NOTICE ESTATE NOTICE

Estate of **Eleanor K. O'Neill**, Deceased, Late of Tobyhanna Township, Commonwealth of Pennsylvania.

Letters of Administration C.T.A. in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

Eleanor Rogozinski,
Administratrix C.T.A.
3404 Morrell Avenue
Philadelphia, PA 19114

or to:

Arlene Glenn Simolike, Esquire
9223 Frankford Avenue
Philadelphia, PA 19114

PR - July 4, 11, 18

PUBLIC NOTICE ESTATE NOTICE

Estate of **EVE R. FISCHER a/k/a EVA R. FAT-ZINGER FISCHER**, late of Stroud Township, Monroe County, PA deceased.

LETTERS TESTAMENTARY in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or her attorney for the Estate within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to

MONROE LEGAL REPORTER

claimant.
Ruth Fischer, Co-Executor
1164 Lakes Road
Monroe, NY 10950

C. Daniel Higgins, Esquire
26 North Sixth Street
Stroudsburg, PA 18360

PR - June 27, July 4, July 11

PUBLIC NOTICE ESTATE NOTICE

Estate of **Harry A. Sheck, a/k/a Harry Sheck**, late of 612 Onyx Lane, East Stroudsburg, Monroe County, Pennsylvania, deceased.

LETTERS TESTAMENTARY in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or his attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Kenneth E. Sheck, Executor
c/o David L. Horvath, Esquire
712 Monroe Street
Stroudsburg, PA 18360

NEWMAN, WILLIAMS, MISHKIN
CORVELEYN, WOLFE
& FARERI, P.C.

By: David L. Horvath, Esq.
712 Monroe Street
Stroudsburg, PA 18360-0511

PR - June 27, July 4, July 11

PUBLIC NOTICE ESTATE NOTICE

Estate of **James E. Bracy**, late of Cresco, Barrett Township, Monroe County, Pennsylvania.

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphan's Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

John L. Jones, Administrator
P.O. Box 205
Cresco, PA 18326

MICHELLE F. FARLEY, ESQ.
P.O. Box 222
Cresco, PA 18326

PR - June 27, July 4, July 11

PUBLIC NOTICE ESTATE NOTICE

Estate of **Jessie P. Fears, a/k/a Jessie Pearl Fears**, late of East Stroudsburg Borough, Monroe County, Pennsylvania, Deceased.

Letters of Testamentary on the above estate have been granted the undersigned, all persons indebted to said estate are requested to make immediate payment, and those having legal claims to present the same without delay to:

Charles R. Fears Sr.
318 Ginger Lane
East Stroudsburg, PA 18301

Attorney:
Gregory J. Pavlovitz, Esq.
408 W. Market St., 1st Floor
Pottsville, PA 17901

PR - July 4, July 11, July 18

PUBLIC NOTICE ESTATE NOTICE

Estate of **John F. Meyer**, late of Eldred Township, Monroe County, Commonwealth of Pennsylvania,

deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

Mary Elizabeth Kirschman, Executrix
8571 Knoll Crossing
Fishers, IN 46038

PR - July 4, July 11, July 18

PUBLIC NOTICE ESTATE NOTICE

Estate of **Lloyd Mayer a/k/a Lloyd Jay Mayer**, late of Stroudsburg, Stroud Township, Monroe County, Pennsylvania, deceased.

Letters Testamentary on the Estate of the above-named Lloyd Mayer, deceased, having been granted to the undersigned, all persons having claims or demands against the Estate of the said decedent are requested to make known the same, and all persons indebted to make payment without delay to:

Richard H. Stein

c/o Richard T. Curley, Esq.
50 E. Philadelphia Ave.
P.O. Box 357
Boyertown, PA 19512

PR - July 11, July 18, July 25

PUBLIC NOTICE ESTATE NOTICE

Estate of **MARION SOSNOWSKI, a/k/a MARION E. SOSNOWSKI**, late of Stroudsburg Borough, Monroe County, Pennsylvania, deceased.

LETTERS TESTAMENTARY in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or their attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Linda Peltz, Executrix
c/o John C. Prevoznik, Esquire
47 South Courtland St.
East Stroudsburg, PA 18301

JOHN C. PREVOZNIK, ESQUIRE
47 South Courtland St.
East Stroudsburg, PA 18301

PR - July 4, July 11, July 18

PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **MARY JEWELL**, Deceased, Monroe County, Pennsylvania

Letters Testamentary in the above-named Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment, and those having claims are directed to present the same, without delay, to the undersigned, or to her attorney, and to file with the Clerk of Common Pleas, Monroe County, Orphans' Court Division, a particular statement of claim duly verified by affidavit, setting forth an address within the County where notice may be given to claimant.

ROBERT A. JEWELL, Executor
503 S Venice Blvd.
Venice, Florida 34293

or to:

MARYANN O. GARVEY, Esq.
727 Monroe Street
Stroudsburg, PA 18360

PR - July 4, 11, 18

MONROE LEGAL REPORTER

PUBLIC NOTICE ESTATE NOTICE

Estate of **Olive Jane Pansy, a/k/a Olive J. Pansy, a/k/a Olive Pansy**, late of 435 North 8th St., Stroudsburg, Monroe County, Pennsylvania, deceased.

LETTERS TESTAMENTARY in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or her attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Linda Strand, Executrix
c/o Todd R. Williams, Esquire
712 Monroe Street
Stroudsburg, PA 18360

NEWMAN, WILLIAMS, MISHKIN
CORVELEYN, WOLFE & FARERI, P.C.
By: Todd R. Williams, Esq.
712 Monroe Street
Stroudsburg, PA 18360-0511

PR - June 27, July 4, July 11

PUBLIC NOTICE ESTATE NOTICE

ESTATE OF RANDAL V. GARDNER, Deceased, late of Stroudsburg, Monroe County, Pennsylvania.

Letters Testamentary in the above-named Estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same, without delay, to the undersigned, or to her attorney, within four months from the date hereof, and to file with the Clerk of the Court of Common Pleas for the Forty-Third Judicial District, Monroe County, Orphans' Court Division, a particular statement of claim duly verified by affidavit, setting forth an address within the County where notice may be given to claimant.

JOAN MONTGOMERY
233 Rock Ridge Road
Mount Pocono, PA 18344

ROBERT H. NOTHSTEIN, Esq.
46 North Sixth St.
Stroudsburg, PA 18360

PR - July 11, July 18, July 25

PUBLIC NOTICE ESTATE NOTICE

Estate of **William E. Sandt a/k/a Willard Earl Sandt**, late of Stroud Township, Monroe County, Pennsylvania.

LETTERS TESTAMENTARY in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Janice Sandt, Executrix
198 Eagles Court
Stroudsburg, PA 18360

David Sandt, Co-Executor
2450 Clearview Avenue
Stroudsburg, PA 18360

JOSEPH P. MCDONALD, JR.,
ESQ., P.C.
1651 West Main St.
Stroudsburg, PA 18360

PR - July 4, 11, 18

PUBLIC NOTICE ESTATE NOTICE

ESTATE OF WILLIAM JOHN KILPATRICK, a/k/a WILLIAM J. KIPATRICK, Deceased, Monroe County, Pennsylvania

Letters Testamentary in the above-named Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment, and those having claims are directed to present the same, without delay, to the undersigned, or to his attorney, and to file with the Clerk of Common Pleas, Monroe County, Orphans' Court Division, a particular statement of claim duly verified by affidavit, setting forth an address within the County where notice may be given to claimant.

DAVID G. KILPATRICK, Executor
111 Crescent Drive
Bartonsville, PA 18321
or to:

MARYANN O. GARVEY, Esq.
727 Monroe Street
Stroudsburg, PA 18360

PR - July 11, July 18, July 25

PUBLIC NOTICE ESTATE NOTICE

GRANT OF LETTERS ADMINISTRATION in the Estate of **LOLA M. ROCKS** have been granted on the 17th day of June 2014 to the undersigned, all persons indebted to the Estate are requested to make payment, and all those having claims, to present the same without delay to the undersigned.

George F. Rocks, Administrator

c/o P. Patrick Morrissey, Esq.
1318 North Fifth St.
Stroudsburg, PA 18360
(570) 420-1991

PR - June 27, July 4, July 11

PUBLIC NOTICE ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted to Gary R. Smith in the Estate of **Patricia F. Smith**, Deceased, late of Stroudsburg, Pennsylvania, who died October 21, 2013. All persons indebted to the said Estate are requested to make payment, and those having claims are directed to present the same without delay to the undersigned.

Gary R. Smith, Administrator
5189 Mountainview Road
Stroudsburg, PA 18360

PR - July 11, 18, 25

PUBLIC NOTICE EXECUTRIX'S NOTICE

Estate of **WILLIAM ROBERT O'BOYLE**, late of the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, deceased.

Letters Testamentary in the above-named Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment, and those having claims are directed to present the same, without delay, to the undersigned, or to her attorney within four (4) months from the date hereof, and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by affidavit, setting forth an address within the County where notice may be given to claimant.

JEANNE RILEY, EXECUTRIX

c/o William A. Watkins, Esquire
25 North Sixth Street
Stroudsburg, PA 18360

PR - July 4, July 11, July 18

PUBLIC NOTICE FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that COMPETITIVE NATURE FOODS, INC. of 100 Gymnastics Way, Stroudsburg, Pennsylvania 18360 has filed with the Secretary of the Commonwealth at Harrisburg, Pennsylvania as of June 20, 2014, an application for a certificate to do business under the assumed or fictitious name of **Competitive Nature Bars**, with its

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principal place of business at 100 Gymnastics Way, Stroudsburg, PA 18360.

WILLIAM J. REASER JR., ESQ.
111 North Seventh Street
Stroudsburg, PA 18360

PR - July 11

PUBLIC NOTICE FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that COMPETITIVE NATURE FOODS, INC. of 100 Gymnastics Way, Stroudsburg, Pennsylvania 18360 has filed with the Secretary of the Commonwealth at Harrisburg, Pennsylvania as of June 20, 2014, an application for a certificate to do business under the assumed or fictitious name of **Competitive Nature**, with its principal place of business at 100 Gymnastics Way, Stroudsburg, PA 18360.

WILLIAM J. REASER JR., ESQ.
111 North Seventh Street
Stroudsburg, PA 18360

PR - July 11

PUBLIC NOTICE FORECLOSURE

Public notice is hereby given, that by virtue of a Writ of Execution, (Mortgage Foreclosure), issued out of the United States District Court for the Middle District of Pennsylvania, to me directed, I will expose and offer for sale at public vendue to the highest bidder, the real estate situated at **308 Clearbrook Drive, nka 88 Clearbrook Drive, Albrightsville, PA 18210 SALE WILL BE HELD ON THE "STEPS" OF THE MONROE COUNTY COURTHOUSE, COURTHOUSE SQUARE, STROUDSBURG, PA on July 24, 2014 at 10 a.m.** all the right, title and interest of **Alwyn Charles**, defendant(s) and mortgagor(s) in and to the following described real estate and property including improvements thereof.

TERMS OF SALE: Ten percent of the bid due the day of the sale. Balance is due within 30 days. All stamps and transfer taxes shall be the responsibility of the purchaser.

PROPERTY DESCRIPTION

ALL THAT CERTAIN lot with the buildings and improvements thereon erected, hereditaments and appurtenances situate in the Township of Tunkhannock, County of Monroe and State of Pennsylvania, and being more particularly described as follows:

BEING all of Lot 208 Section P-II, as shown and designated on plan of Indian Mountain Lakes, Section P-II, made by Leo Achterman, Jr., Civil Engineer and Surveyor, dated March 6, 1973, and recorded in May of 1973 at the Recorder of Deeds Office for Monroe County, in Map Book 19, page 41.

BEING Lot No. 308 Section P-II., as shown on Plotting of Indian Mountain Lake Development Corp., made by Leo A. Achterman, Jr. dated March 6, 1973. PIN NO. 20-6311-04-90-5802

TAX ID NO. 20/8H/1/33

Being known as 308 Clearbrook Drive, now known as 88 Clearbrook Drive, Albrightsville, PA 18210.

NOTICE

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A Schedule of Distribution of Sale will be filed by the United States Marshal with the Clerk of Court, Scranton, PA on **AUGUST 7, 2014**.

Any claims or exception to said distribution must be filed with the Clerk of Court within 10 days thereafter.

United States Marshal
Middle District of PA

PR - July 4, 11, 18

PUBLIC NOTICE FORECLOSURE

Public notice is hereby given, that by virtue of a Writ of Execution, (Mortgage Foreclosure), issued out of the United States District Court for the Middle District of Pennsylvania, to me directed, I will expose and offer for sale at public vendue to the highest bidder, the real estate situated at **23 Heath Lane, Mount Pocono, PA 18344**

SALE WILL BE HELD ON THE "STEPS" OF THE

MONROE COUNTY COURTHOUSE, COURTHOUSE SQUARE, STROUDSBURG, PA on July 24, 2014 at 10 a.m. all the right, title and interest of **Jennifer P. Rudd**, defendant(s) and mortgagor(s) in and to the following described real estate and property including improvements thereof.

TERMS OF SALE: Ten percent of the bid due the day of the sale. Balance is due within 30 days. All stamps and transfer taxes shall be the responsibility of the purchaser.

PROPERTY DESCRIPTION

ALL that certain lot or parcel of land situate in the Borough of Mt. Pocono, County of Monroe, Commonwealth of Pennsylvania, marked and designated as Lot Number 64, Section 1, as shown on plotting of "Summit Pointe, Section 1," prepared by Edward C. Hess Associates, Inc., registered endgineers and dated June 15, 1978, said plot map having been recorded on August 8, 1978, in the Office for Recording of Deeds, &c, for Monroe County, Pennsylvania, in Plot Book Volume 37 at Page 61.

PIN No. 10635514446481

TAX ID No. 10-12A-1-86

Being known as 23 Heath Lane, Mount Pocono, PA 18344

NOTICE

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A Schedule of Distribution of Sale will be filed by the United States Marshal with the Clerk of Court, Scranton, PA on **AUGUST 7, 2014**.

Any claims or exception to said distribution must be filed with the Clerk of Court within 10 days thereafter.

United States Marshal
Middle District of PA

PR - July 4, 11, 18

PUBLIC NOTICE INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed and approved with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on 05/21/2014.

The corporation is incorporated under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation is **O'Connor Cooling & Heating Inc.**, Stroudsburg, PA 18360

PR - July 11

PUBLIC NOTICE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY CIVIL ACTION - LAW Civil Action 9901-CV-2013

Wells Fargo Bank, N.A., as Trustee for ABFC2004-OPT3 Trust, ABFC Asset-Backed Certificates, Series 2004-OPT3, c/o Ocwen Loan Servicing, LLC, Plaintiff vs. John Shendock, Phyllis Shendock and John Doe (Occupants), Defendants

To: **JOHN SHENDOCK, PHYLLIS SHENDOCK AND JOHN DOE (OCCUPANTS)**, Defendants, whose last known addresses are 358 Highland Ridge, Mount Pocono, PA 18344 and 51 John Singer Sargent Way, Marlton, NJ 08053. You have been sued in Ejectment on premises: 358 Highland Ridge, Mount Pocono, PA 18344 by virtue of Sheriff's Sale held on September 26, 2013 by the Sheriff of Monroe County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER

MONROE LEGAL REPORTER

AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Monroe County Bar Association, Find a Lawyer Program, 913 Main St., Stroudsburg, PA 18360; (570) 424-7288; monroebar.org

M. TROY FREEDMAN, ANDREW J. MARLEY & EDWARD J. MCKEE, ATTYS. FOR PLAINTIFF, STERN & EISENBERG, PC 1581 MAIN ST., SUITE 200, THE SHOPS AT VALLEY SQUARE, WARRINGTON, PA 18976; (215) 572-8111
PR - July 11

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY
CIVIL ACTION - LAW
Civil Action No. 3771-CV-2014**

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2005-AB1, Plaintiff vs. Janine M. Tarantino and Frank A. Tarantino III, Defendants

To: **Janine M. Tarantino and Frank A. Tarantino III**, Defendants, whose last known addresses are 18 Valley View Road, Rockaway, NJ 07886 and 22 Birch Hill Drive n/k/a 3262 Birch Hill Drive, Tannersville, PA 18372. You have been sued in mortgage foreclosure on premises: 22 Birch Hill Drive n/k/a 3262 Birch Hill Drive, Tannersville, PA 18372 based on defaults since September 2007. You owe \$474,736.56 plus interest.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Monroe County Bar Association, Find a Lawyer Program, 913 Main St., Stroudsburg, PA 18360; (570) 424-7288; monroebar.org

STEVEN K. EISENBERG, M. TROY FREEDMAN & ANDREW J. MARLEY, Attorneys for Plaintiff, STERN & EISENBERG, PC, 1581 MAIN ST., SUITE 200, THE SHOPS AT VALLEY SQUARE, WARRINGTON, PA 18976; (215) 572-8111
PR - July 11

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO.: 2013-05321
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

Wells Fargo Financial Pennsylvania Inc., Plaintiff
vs.

Robert Scherman, Defendant(s)

TO: Robert Scherman

PRESENTLY OR FORMERLY of 2903 Fairhaven Drive 271, Tobyhanna, PA 18466. A lawsuit has been filed against you in mortgage foreclosure and against your real estate at 2903 Fairhaven Drive 271, Tobyhanna, PA 18466 because you have failed to make the regular monthly payments on your mortgage loan and the loan is in default. The lawsuit is an attempt to collect a debt from you owed to the plaintiff, **Wells Fargo Financial Pennsylvania Inc.** A detailed notice to you of your rights under the Fair Debt Collection Practices Act (15 U.S.C. §1692, et. seq.) is included in the Complaint filed in the lawsuit. The lawsuit is filed in the Monroe County Court of Common Pleas, at the above term and number.

A copy of the Complaint filed in the lawsuit will be sent to you upon request to the Attorney for the Plaintiff, Scott A. Dieterick, Esquire, P.O. Box 1024, Mountainside, NJ 07092. Phone (908) 233-8500.

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY AN ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS IN WRITING WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUR WHERE YOU CAN GET LEGAL HELP.

NOTICE TO DEFEND/
LAWYER REFERRAL

Monroe County Bar Association
Find a Lawyer Program
913 Main Street
Stroudsburg, PA 18360
Phone (570) 424-7288

PR - July 11

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
No. 390 DR 2004
No. 304 CV 2014
CUSTODY**

Michelle Kirk, Plaintiff

vs.

Tracy Margle, Defendant

ORDER

AND NOW, this 29th day of May 2014, following a Conciliation Conference, pursuant to 43 J.D.R.C.P. 1915.3a, the attached recommendation of the Conciliator is adopted as an Interim Order of Court.

A conciliation conference is scheduled on the 26th day of August 2014, at 9 a.m. in the Conciliation Meeting Room, second floor, Monroe County Courthouse, Stroudsburg, PA.

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**PUBLIC NOTICE
MONROE COUNTY
COURT OF COMMON PLEAS
NO. 2013-06904
Notice of Action in
Mortgage Foreclosure**

JPMorgan Chase Bank, National Association
vs.

Christopher N. Chmielnicki, a/k/a Christopher Chmielnicki, Known Surviving Heir of Barbara A. Chmielnicki, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Barbara A. Chmielnicki, Deceased Mortgagor and Real Owner

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

MONROE LEGAL REPORTER

TO: Christopher N. Chmielnicki, a/k/a Christopher Chmielnicki, Known Surviving Heir of Barbara A. Chmielnicki, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Barbara A. Chmielnicki, Deceased Mortgagor and Real Owner Your house (real estate) at **2279 Beartown Road, Canadensis, Pennsylvania 18325** is scheduled to be sold at Sheriff's Sale on **May 28, 2015 at 10:00 a.m.** in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$115,147.06 obtained by JPMorgan Chase Bank, National Association against you.

NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to JPMorgan Chase Bank, National Association the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule, unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

**LAWYER REFERRAL SERVICE
ASSOCIATION DE LICENCIADOS**

**Monroe County Bar Assoc.
Find a Lawyer Program
913 Main Street
P.O. Box 786
Stroudsburg, PA 18360
570-424-7288
McCABE, WEISBERG & CONWAY, P.C.**
Attorneys for Plaintiff
123 S. Broad Street, Suite 1400
Philadelphia, PA 19109
215-790-1010

PR - July 11

PUBLIC NOTICE MONROE COUNTY COURT OF COMMON PLEAS NO. 2874-CV-2014 Notice of Action in Mortgage Foreclosure

HSBC Bank USA, N.A., Plaintiff v. Phillips Carela and Shirley Mercedes, Defendants

TO: **Phillips Carela**
Premises subject to foreclosure: 944 Daffodil Drive, East Stroudsburg, PA 18301.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

**Monroe County Bar Assoc.
Find a Lawyer Program
913 Main Street
P.O. Box 786
Stroudsburg, PA 18360
570-424-7288
McCabe, Weisberg & Conway, P.C.**
Attorneys for Plaintiff
123 S. Broad Street, Suite 1400
Philadelphia, PA 19109
215-790-1010

PR - July 11

PUBLIC NOTICE NOTICE OF ACTION IN MORTGAGE FORECLOSURE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY, PENNSYLVANIA CIVIL ACTION - LAW COURT OF COMMON PLEAS CIVIL DIVISION MONROE COUNTY No. 2716-CV-14

OCWEN LOAN SERVICING, LLC, Plaintiff

vs.
SHAWNA WILLIAMS-STIGLIANO, in her capacity as Administratrix and Heir of the Estate of GEORGE A. WILLIAMS

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GEORGE A. WILLIAMS, DECEASED, Defendant

NOTICE

TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GEORGE A. WILLIAMS, DECEASED

You are hereby notified that on April 9, 2014, Plaintiff, OCWEN LOAN SERVICING, LLC, filed a Mortgage

MONROE LEGAL REPORTER

Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County Pennsylvania, docketed to No. 2716-CV-14. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at LOT 1605 SECTION 3 OBERON ROAD, A/K/A 3315 OBERON ROAD, TOBYHANNA, PA 18466-8258 whereupon your property would be sold by the Sheriff of MONROE County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Find a Lawyer Program
Monroe County Bar Association
913 Main Street
Stroudsburg, PA 18360
(570) 424-7288

PR - July 11

**PUBLIC NOTICE
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT
OF COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
COURT OF COMMON PLEAS
CIVIL DIVISION
MONROE COUNTY
No. 2774-CV-2014**

WELLS FARGO BANK, N.A., Plaintiff
vs.

NICHOLAS R. DOW, Defendant
NOTICE

TO: NICHOLAS R. DOW

You are hereby notified that on April 10, 2014, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County Pennsylvania, docketed to No. 2774-CV-2014. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 26 MOGUL CIRCLE, A/K/A 221 ROCK CREST DRIVE, HENRYVILLE, PA 18332 whereupon your property would be sold by the Sheriff of MONROE County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A

LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Find a Lawyer Program
Monroe County Bar Association
913 Main Street
Stroudsburg, PA 18360
(570) 424-7288

PR - July 11

**PUBLIC NOTICE
NOTICE OF SHERIFF'S SALE
IN THE COURT
OF COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
No. 10408-CV-2012**

FANNIE MAE ("FEDERAL NATIONAL MORTGAGE ASSOCIATION")

vs.

JOHN JAMES MILBAUER, HR and NICOLE MILBAUER

**NOTICE TO: NICOLE MILBAUER
NOTICE OF SHERIFF'S
SALE OF REAL PROPERTY**

Being Premises: 107 MALLARD LANE, A/K/A 3121 SOUTHWEST MALLARD LANE*, ALBRIGHTSVILLE, PA 18210

Being in CHESTNUTHILL TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania, 2/17A/1/15

Improvements consist of residential property. Sold as the property of JOHN JAMES MILBAUER, JR and NICOLE MILBAUER

Your house (real estate) at 107 MALLARD LANE, A/K/A 3121 SOUTHWEST MALLARD LANE*, ALBRIGHTSVILLE, PA 18210 is scheduled to be sold at the Sheriff's Sale on 02/26/2015 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$143,924.31 obtained by, FANNIE MAE ("FEDERAL NATIONAL MORTGAGE ASSOCIATION") (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP
Attorney for Plaintiff

PR - July 11

**PUBLIC NOTICE
NOTICE OF SHERIFF'S NOTICE
IN THE COURT
OF COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
NO. 1952-CV-2010**

NATIONSTAR MORTGAGE LLC

vs.

CHARLES E. TWOHIG, JOSEPHINE TWOHIG, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHARLES F. TWOHIG, DECEASED, JAMES E. TWOHIG, DOREEN PAGANO and ROSALIE BONURA

NOTICE TO: CHARLES E. TWOHIG, JOSEPHINE TWOHIG, and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHARLES F. TWOHIG, DECEASED, NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**NOTICE OF SHERIFF'S
SALE OF REAL PROPERTY**

Being Premises: 250 HARRIS STREET, BUILDING D UNIT, 10 AKA 226 HARRIS STREET, UNIT D10, EAST STROUDSBURG, PA 18301

Being in EAST STROUDSBURG BOROUGH,

MONROE LEGAL REPORTER

County of MONROE, Commonwealth of Pennsylvania, 05-5/2/16/2-46
Improvements consist of residential property.
Sold as the property of CHARLES E. TWOHIG, JOSEPHINE TWOHIG, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHARLES F. TWOHIG, DECEASED, JAMES E. TWOHIG, DOREEN PAGANO and ROSALIE BONURA
Your house (real estate) at 250 HARRIS STREET, BUILDING D UNIT, 10 AKA 226 HARRIS STREET, UNIT D10, EAST STROUDSBURG, PA 18301 is scheduled to be sold at the Sheriff's Sale on 09/25/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$84,314.74 obtained by, NATIONSTAR MORTGAGE, LLC (the mortgagee), against the above premises.
PHELAN HALLINAN, LLP
Attorney for Plaintiff
PR - July 11

PUBLIC NOTICE
Petition of Pocono Mountain
School District for Private
Sale of Unused and
Unnecessary Lands

All parties interested are notified that the **Pocono Mountain School District** desires to sell one parcel of improved real property consisting of 19.52 total acres and located at 552 Main Street, Tobyhanna, PA 18466, property more specifically described in Deed Book 110, Page 225, by private sale for the purchase price of \$400,000.00 and has filed a Petition for Approval of the private sale in the Court of Common Pleas of Monroe County. All parties interested are notified that the Petition for Approval of the Private Sale will be presented to the Court of Common Pleas of Monroe County located at 610 Monroe Street, Stroudsburg, PA 18360 on July 25, 2014, at 9AM. Any party interested shall be heard.
PR - July 4, 11, 18

PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4632 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JULY 31, 2014
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 47 in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the **Township of Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 53D on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Theresa V. Ryan, by deed dated May 26, 2007 and recorded on June 1, 2007 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2306, at page 9433, granted and conveyed unto Harry Bargmann and Jennifer L. Bargmann. Being part of Parcel No. 16/4/1/48-53D and Pin No.

16732102885590B53D
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

HARRY BARGMANN
AND JENNIFER L. BARGMANN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JEFFREY A. DURNEY,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4835 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JULY 31, 2014
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 46 in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 6C on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Fairway House Property Owners Association, by deed dated November 12, 2003 and recorded on December 2, 2003 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2175, at Page 6405, granted and conveyed unto Rocco Corso and Rosalie Corso.

Being part of Parcel No. 16/4/1/48-6C and Pin No. 16732102879739B6C

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOANNE HEARL

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written noti-

MONROE LEGAL REPORTER

fication of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JEFFREY A. DURNEY,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4988 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JULY 31, 2014

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 27 in that certain piece of parcel of land, together with the message (and veranda, if any), situate in the **Township of Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 11B on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Mellon Bank, N.A., P.O.A. for Continental Bank, Successor Trustee to United Penn Bank, Successor by merger to Security Bank and Trust Company, Trustee, by deed dated June 29, 1992 and recorded on October 6, 1992 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1851, at Page 1756, granted and conveyed unto Rocco Corso and Rosalie Corso.

Being part of Parcel No. 16/4/1/48-11B and Pin No. 16732102879933B11B

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ROCCO CORSO
ROSALIE CORSO**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance there-

with will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JEFFREY A. DURNEY,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6896 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JULY 31, 2014

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or piece of land situate in the **Borough of Stroudsburg**, Monroe County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe in the Easterly side of First Street, the southwesterly corner of Lot 146 as designated on the aforesaid Map; thence along the southerly side of said Lot 146 North seventy degrees East (at 106.65 feet passing an iron pipe) two hundred feet to a point in the Brodheads Creek; thence South twenty degrees East one hundred sixty feet to a point; thence South fourteen degrees seventeen minutes East two hundred forty one and two tenths feet to a point; thence along the northerly side of Lot 135 as designated on aforesaid Map South seventy degrees West one hundred seventy six feet to an iron pipe on the Easterly side of First Street; thence along the Easterly side of First Street, North twenty degrees West four hundred feet to the place of BEGINNING. CONTAINING 1.77 acres, more or less. BEING all of Lots No. 136, 137, 138, 139, 140, 141, 142, 143, 144 and 145 as designated on the aforesaid Map.

BEING part of the same premises which Gregory A. Gilbert and Toni Gilbert, husband and wife, by their Deed dated February 10, 2009 and recorded in the Office for the Recording of Deeds of Monroe County, Pennsylvania on February 24, 2009 in Record Book Volume 2349, Page 740 granted and conveyed unto Gregory A. Gilbert.

Tax Parcel No.: 18-1/1/1/5

PIN No.: 18-7301-19-61-9780

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**GREGORY A. GILBERT AND
CLASSIC HOME CARPETS, INC.**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

MONROE LEGAL REPORTER

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JAMES V. FARERI,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7597 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 25 in that certain piece or parcel of land, together with the messuage (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 90, on a certain "Declaration Plan Phase IIB of Stage I", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage I, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage I.

BEING THE SAME premises which Marie Csadenyi, by deed dated July 20, 1984 and recorded on August 15, 1984 in Record Book Volume 1384 at Page 147 granted and conveyed unto Lawrence J. Pfister, Helen F. Pfister, Henry G. Pfister and Joyce Pfister.

BEING PART OF PARCEL NO. 16/3/3-1-90 and PIN NO. 16732102997599B90

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**LAWRENCE J. PFISTER
HELEN F. PFISTER
HENRY G. PFISTER
JOYCE PFISTER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JEFFREY A. DURNEY, Esquire

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7908 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg,

Monroe County, Pennsylvania on:
**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 14 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-115 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Godofredo I. Pampo, by deed dated October 13, 2006 and recorded on October 25, 2006 in Record Book Volume 2285 at Page 4062 granted and conveyed unto Moses Barnes and Freda Barnes.

Being part of Parcel No. 16/3/3/3010115 and Pin No. 1673310109283B115

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MOSES BARNES
FREDA BARNES**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JEFFREY DURNEY,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7957 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 49 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and desig-

MONROE LEGAL REPORTER

nated as Unit No. DV-72F on a certain "Declaration Plan Phase II of Stage I", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which John R. Eick, by deed dated December 23, 2005 and recorded on February 13, 2006 in Record Book Volume 2257 at Page 7075 granted and conveyed unto Associated Charities.

Being part of Parcel No. 16/3/3/3-1-72F and Pine No. 16732102995042B72F

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ASSOCIATED CHARITIES

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JEFFREY A. DURNEY,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7992 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 51 in that certain piece or parcel of land, together with the messuage (and veranda, if any) situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 80D, on a certain "Declaration Plan Phase IIB of State I", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage I, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage I.

BEING THE SAME premises which Joan Cutsler, by deed dated January 26, 2007 and recorded on February 2, 2007 in Record Book Volume 2295 at

Page 4977 granted and conveyed unto Linda Panovec.

BEING PART OF PARCEL NO. 16/3/3/3-1-80D and PIN NO. 16732102996490B80D

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LINDA PANOVEC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JEFFREY A. DURNEY, Esquire

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8278 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 46 in that certain piece or parcel of land, situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-74D on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which VI Network, Inc., by deed dated August 31, 2009 and recorded on September 10, 2009 in Record Book Volume 2359 at Page 5401 granted and conveyed unto J Mays Investments, LLC.

Being part of Parcel No. 16/3/3/3-1-74D and Pin No. 16732102997295B74D

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

J MAYS INVESTMENTS LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

MONROE LEGAL REPORTER

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JEFFREY A. DURNEY,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10207 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 3415, Section 7, of Pocono Farms East, as shown on plan of lots recorded in the Recorder's Office, Monroe County, in Plot Book No. 17, Page 123.

BEING the same premises which Chase Home Finance, LLC, Successor by Merger to Chase Manhattan Mortgage Corporation by Deed dated March 1, 2005 and recorded April 11, 2005 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2221 Page 6437, granted and conveyed unto Rashda Baig.

Tax ID: 3/4B/2/106
PIN: 03636703210125

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RASHDA BAIG

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
KEVIN P. DISKIN, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
P - July 4, July 11, July 18
R - July 11, July 18, July 25

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common

Pleas of Monroe County, Commonwealth of Pennsylvania to 10269 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THOSE TWO CERTAIN lots or pieces of land in the Township of Hamilton, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

NO. 1 BEGINNING at a point in the middle of the public road leading from Saylorburg to Sciota, said point being 66.4 feet North of the Northeast corner of the frame bungalow located on the hereby described lot; thence along the middle of said public road South 72 degrees 37 minutes West 51.3 feet to a steel spike; thence along the middle of the said road South 61 degrees 19 minutes West 13.7 feet to a point; thence crossing said public road and along other land of George B. Kitchen and wife, grantors hereof, South 27 degrees 28 minutes East 83 feet to an iron pin in the middle of a 10 feet wide drive, which drive shall be for the use of the grantors hereof, the grantees, their heirs and assigns; thence along the middle of said drive North 70 degrees 50 minutes East 52.4 feet to an iron pin at the Easterly terminus of said drive, on line of land of John Williams; thence along said Williams land North 18 degrees 56 minutes West 82.0 feet to the place of beginning. This last course passing at a point 4.8 feet East of the Southeast corner of the bungalow first above-mentioned.

NO. 2: BEGINNING at a point in the middle of the public road leading from Saylorburg, along the south side of Saylor Lake to Sciota, said point being the northwest corner of other land of C. John Schlenker and wife, grantees hereof; thence along said other land South 27 degrees 28 minutes East, passing an iron pin at 17 feet, for a total distance of 83.0 feet to an iron pin in the middle of a 10 feet wide private drive, which drive shall be for the use of the grantors hereof, the grantees, their heirs and assigns; thence along the middle of said drive South 70 degrees 50 minutes West 45 feet, more or less, to a point on the east side of a private lane; thence along the east side of said Lane North 47 degrees 28 minutes West 80 feet to a point in the middle of the public road leading for Saylorburg to Sciota, above mentioned; thence along the middle of same North 61 degrees 19 minutes East 71.3 feet to the place of beginning.

BEING THE SAME PREMISES which Norma Rae Stauss, by Deed dated 3/18/2004 and recorded 3/19/2004 in the Office for the Recorder of Deeds in and for the County of Monroe, and Commonwealth of Pennsylvania in Record Book Volume 2184, Page 8559 granted and conveyed unto Reynaldo Vasquez, single.

Parcel # 07/12/2/11-7
Pin # 07627709263215

Title to said premises is vested in Reynaldo Vasquez Being Known As HC1 Box 221 Lake Road a/k/a 222 Lake Road a/k/a 185 Lake Road, Saylorburg, PA 18353

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **REYNALDO VASQUEZ A/K/A REYNALDO VASQUEZ, JR.**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such noti-

MONROE LEGAL REPORTER

fication from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
THOMAS M. FEDERMAN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10332 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Middle Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 57, Section M, Leisure Lands, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 9, Page 105.

UNDER AND SUBJECT to all conditions, covenants and restrictions as of record.

TITLE TO SAID PREMISES VESTED IN James R. Moore and Tammy T. Moore, h/w, by Deed from Joseph Misiti and Christina Misiti, h/w, dated 10/24/2008, recorded 10/30/2008 in Book 2344, Page 2812.

TAX CODE: 09/117125

TAX PIN: 09732601272844

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JAMES R. MOORE
TAMMY T. MOORE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JONATHAN LOBB,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor

PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10487 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Tunkhannock**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 15, Section 4, Brier Crest Woods, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 14, Page 97.

BEING the same premises which Michael J. Tokarski and Henry J. Tokarski, by Deed dated November 1, 2003 and recorded in the Office of the Recorder of Deeds in and for the County of Monroe, Stroudsburg, Pennsylvania on November 5, 2003 in Deed Book Volume 2173 page 1548 granted and conveyed unto Carl A. O'Keefe.

TAX PARCEL NO.: 20/13A/2/12

PIN NO.: 20-6302-02-78-1212

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CARL A. O'KEEFE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JAMES V. FARERI,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10503 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

MONROE LEGAL REPORTER

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or piece of land situate in the Township of Middle Smithfield, Monroe County, Pennsylvania, "Map of Lots surveyed for Clinton R. Alden, Middle Smithfield Township, Monroe County, Pennsylvania" recorded in Monroe County Plot Book Volume 10, Page 109. Being Lot No. 426, and having thereon erected a dwelling house known as: 1060 Lenape Road Mountain Top Estates, East Stroudsburg, PA 18302

TAX CODE # 9/4A/1/127
PIN # 09-7345-03-10-2701

Reference Monroe County Record Book 2277, Page 3922.

ALSO ALL THAT CERTAIN lot or tract of land situate in Middle Smithfield Township, Monroe County, Pennsylvania, "Map of Lots surveyed for Clinton R. Alden, Middle Smithfield Township, Monroe County, Pennsylvania" recorded in Monroe County Plot Book Volume 10, Page 109. Being Lot 427, and being a vacant lot of land.

TAX CODE #9/4A/1/204
PIN #09-7345-03-10-2773

Reference Monroe County Record Book 2277, Page 3922.

To be sold as the property of Kimberly Daniel and Andrew R. Daniel on Judgment No. 10503-CV-12

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
KIMBERLY DANIEL
AND ANDREW R. DANIEL**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
LEON P. HALLER,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10635 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

All that certain tract, piece or lot of land situated in the Township of Chestnuthill, County of Monroe and

State of Pennsylvania being Lot No. 35, Final Subdivision Plan, Oak Hill, recorded in Plot Book Volume 67, Page 183, bounded and described as follows to wit:

Beginning at an iron in the southerly side of Mundy Lane, being a corner of Lot No. 34, Oak Hill, Thence along lot No. 34, the following two courses and distances:

(1) South 28 degrees 04 minutes 21 seconds West (Magnetic Meridian) for 25.00 feet to an iron;
(2) South 11 degrees 09 minutes 43 seconds West for 236.41 feet to an iron in line of Lot No. 36, Oak Hill, Thence along Lot No. 36, North 78 degrees 50 minutes 17 seconds West for 156.49 feet to an iron in the easterly side of Shogun Drive, Thence along the easterly side of Shogun Drive the following town courses and distances:

(1) North 11 degrees 09 minutes 43 seconds East for 165.71 feet to an iron;

(2) On a curve to the right having a radius of 475.00 feet and an arc length of 113.79 feet to an iron, Thence along an easement arc on a curve to the right having a radius of 25.00 feet and an arc length of 40.66 feet to an iron in the southerly side of Mundy Lane, Thence along the southerly side of Mundy Lane South 61 degrees 55 minutes 39 seconds East for 124.00 feet to the place of Beginning.

Containing 43,755 square feet, more or less. 1.0044 acres, more or less.

Parcel #2/113900

Pin #02632000728742

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
PETER PELLACK**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

THOMAS M. FEDERMAN, Esquire

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10741 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN PIECE OR PARCEL of land, situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot No. 2703, Section H-III, as shown on subdivision plat of Stillwater Lake Estates, as recorded in Plot Book Volume 17, Page 19.

UNDER AND SUBJECT to conditions, restrictions and covenants, conditions, reservations, or record and/or visible on the ground.

TITLE TO SAID PREMISES VESTED IN Robin Edgar Ocasio and Donna De-Leaver Ocasio, his wife, by Deed from Builders Mortgage Service, Inc., dated 10/23/2002, recorded 10/31/2002 in Book

MONROE LEGAL REPORTER

2135, Page 7142.
TAX CODE: 03/14F/2/164
TAX PIN: 03634604827394

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROBIN OCASIO
A/K/A ROBIN EDGAR OCASIO
DONNA DE LEAVER OCASIO
A/K/A DONNA OCASIO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ADAM H. DAVIS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10787 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JULY 31, 2014
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, piece or parcel of land situate in the **Township of Pocono**, County of Monroe and State of Pennsylvania, being Lot No. 44, Section 1, as shown on map entitled "Final Plan, Section No. 1, Sunset Pocono", dated February 26, 1973, revised March 1, 1973, and recorded May 16, 1973, in the office for the Recording of Deeds, etc., at Stroudsburg, PA., in and for the County of Monroe, in Plot Book Vol. 19, page 55.

UNDER AND SUBJECT to certain restrictions, conditions and covenants of record.

SUBJECT to all exceptions, restrictions and conditions contained in prior conveyances in the line of title.

TITLE TO SAID PREMISES VESTED IN Jose LoDico and Adrian LoDico, father and son, as tenants in common and not as joint tenants with the right of survivorship, by Deed from Donna Durkin, Executrix of the Estate of Michael Durkin, a/k/a, Michael G. Durkin and Donna Durkin, widow, dated 01/13/2005, recorded 02/18/2005 in Book 2216, Page 7829.

TAX CODE: 12/5B/1/46
TAX PIN: 12637404638721

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOSE LODICO
ADRIAN LODICO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ADAM H. DAVIS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10946 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JULY 31, 2014
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or piece of land situate in the **Township of Middle Smithfield**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 7, Section B as shown on "Plotting of Lots of Pocono Wild Haven Estates, Inc., Middle Smithfield Township, Monroe County, Pennsylvania, made by Edward C. Hess, P.E.", as recorded in Monroe County, Pennsylvania, in Plot Book 11, Page 9.

Title to said Premises vested in Ralph J. Leiter and Jennie S. Leiter by Deed from John G. Meder and Florence J. Meder dated 07/31/97 and recorded 08/29/97 in the Monroe County Recorder of Deeds in Book 2039, Page 5518.

Being known as 12146 Big Buck Lane, East Stroudsburg, PA 18301

Tax Parcel Number: 9/18/2/5

Tax Pin Number: 09730504705512

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RALPH J. LEITER
JENNIE S. LEITER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file

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in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
PATRICK J. WESNER,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11005 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN message and lot or piece of land situate in the **Borough of Stroudsburg**, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a post on the west side of the public road leading from Stroudsburg to Spragueville, now known as Fifth Street, a corner also of the former Andrew Yonker's lot, now Glendon L. Dunlap, et ux. Thence by said Fifth Street South thirty five and a quarter degree West sixty feet to a post; thence by land formerly of Moses Phillip, North sixty eight degrees West one hundred twenty feet to a post; thence by land formerly Samuel and Phoebe Phillips North nineteen and a quarter degrees East eighty six feet to a stone; thence by land formerly of said Andrew Yonkers, now the said Dunlaps, South fifty seven degrees East one hundred forty feet to the place of Beginning.

Under and Subject to rights, restrictions, covenants, conditions, exceptions and reservations as contained in deeds forming the chain of title.

TITLE TO SAID PREMISES VESTED IN Michael Serra, by Deed from Kathleen A. Cerron, dated 11/29/2005, recorded 12/23/2005 in Book 2252, Page 6912.

TAX CODE: 18-2/1/6/6-1
TAX PIN: 18730119517791

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
MICHAEL SERRA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County

Pennsylvania
JONATHAN LOBB,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11055 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, being Lots #5 and #6, Block B, on a map entitled Whispering Hills Estates as recorded in the Office of the Recorder of Deeds in Plot Book 10, Page 119 and Plot Book 47, Page 39.

BEING all of Lots 5 and 6, Block "B", Whispering Hills Estates and it is intended that these two lots are to be considered as one building site and that one single family residence may be constructed on the combined lots.

UNDER AND SUBJECT to Restrictions of Whispering Hills Estates as is Deed Book Vol. 1194, Page 56.

TITLE TO SAID PREMISES VESTED IN John G. Gouger from Gabriel Artimovich and Sharon Artimovich, by Deed, dated 08/27/2007 and recorded 8/31/2007 in Book 2315 Page 1783 Instrument #200733344.

John G. Gouger died on 04/05/2010, and Belinda Macintire was appointed Administrator of his estate. Letters of Administration were granted to her on 06/03/2010. Decedent's surviving heirs at law and next-of-kin are Ginger Henry, Terry Gouger, Chris Gouger, and William Gouger.

TAX CODE: 16/6C/1/101
TAX PIN: 16731304537508

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BELINDA MACINTIRE, IN HER CAPACITY AS ADMINISTRATOR OF THE ESTATE OF JOHN G. GOUGER A/K/A JOHN GOUGER

GINGER HENRY, IN HER CAPACITY AS HEIR OF THE ESTATE OF JOHN G. GOUGER A/K/A JOHN GOUGER

TERRY GOUGER, IN HIS CAPACITY AS HEIR OF THE ESTATE OF JOHN G. GOUGER A/K/A JOHN GOUGER

WILLIAM GOUGER, IN HIS CAPACITY AS HEIR OF THE ESTATE OF JOHN G. GOUGER A/K/A JOHN GOUGER

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN G. GOUGER, DECEASED

CHRIS GOUGER, IN HIS CAPACITY AS HEIR OF THE ESTATE OF JOHN G. GOUGER A/K/A JOHN GOUGER

DEFENDANT(S)
TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least

MONROE LEGAL REPORTER

two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ALLISON F. ZUCKERMAN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1114 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN Lot/Lots, parcel or piece of ground situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 302, Section J, as shown on Map of a Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 22, Pages 11, 13, 15, and 17.

UNDER AND SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in the above recited Deed and as may run with the land.

TITLE TO SAID PREMISES VESTED IN Matilde Cristina Montenegro, by Deed from Selwyn Gangadeen and Savitri Gangadeen, dated 12/05/2007, recorded 12/11/2007 in Book 2322, Page 9662.

TAX CODE: 03/9C/1/177
TAX PIN: 03635918317720

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MATILDE CRISTINA MONTENEGRO

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County

Pennsylvania
JONATHAN LOBB,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1129 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN tract or piece of land situate in the **Township of Stroud**, County of Monroe and State of Pennsylvania bounded and described as follows, to wit:

BEGINNING on the Southeasterly line of Helen Drive, a common corner of Lot No. 30 and Lot No. 31, as shown on plan titled "Final Plan, Tenite Heights", dated May 28, 1971 and recorded December 28, 1971 in Plot Book 15, Page 69; thence by Lot No. 30 South 58°55' East, 234.20 feet to a point; thence by Lot No. 37 and Lot No. 36, South 37°36'35" West, 184.72 feet to a point, thence by Lot No. 36, South 30°13'58" West, 21.27 feet to a point; thence by Lot No. 32 North 58°17'55" East, 226.95 feet to a point on the Southeasterly line of Helen Drive; thence along said drive, North 81°42'5" East 68.22 feet; thence along same North 38°5' East, 155.14 feet to the place of BEGINNING.

BEING Lot No. 31 as shown on aforementioned plan. BEING THE SAME PREMISES WHICH Pantelis A. Zervas, by Deed dated 6/27/1994 and recorded 7/25/1994 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 1963, Page 1011, granted and conveyed unto Nestor Taboada.

IMPROVEMENTS: Residential property.

TAX CODE NO. 17/11B/1/6

PIN #17639001279139

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

NESTOR TABOADA

A/K/A NESTOR TABOADA, JR.

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
GREGORY JAVARDIAN,
ESQUIRE

Sheriff's Office

MONROE LEGAL REPORTER

Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1130 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot/lots, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot/Lots No. 15, Section No. K, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 24, Page 1, 3 and 5.

UNDER AND SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in the above recited deed.

TITLE TO SAID PREMISES VESTED IN Robert C. Johanson and Theresa F. Johanson, his wife, by Deed from Joseph F. Atria and Angelina C. Atria, his wife, dated 05/22/1992, recorded 05/27/1992 in Book 1830, Page 1722.

By virtue of the death of Robert C. Johanson on 4/15/06, Theresa F. Johanson became the sole owner of said property as surviving tenant by the entireties.

TAX CODE: 03/9E/1/383
TAX PIN: 03635919704688

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
THERESA F. JOHANSON**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MELISSA J. CANTWELL,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of

Pennsylvania to 11588 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, piece or parcel of land, situate, lying and being in the **Township of Price**, County of Monroe and State of Pennsylvania, designated as Lot Number 9 on a map of O-K-BO Acres as recorded in the Office for the Recording of Deeds & C., in and for the County of Monroe at Stroudsburg, Pennsylvania in Plat Book Volume 29 page 121,

bounded and described as follows, to wit:

BEGINNING at a point on the edge of and twenty feet from the center of Legislative Route 45028 from Woodale to Snow Hill, being also a corner of Lot Number 8; Thence along Lot Number 8 North sixty-three degrees forty-one minutes fifty-two seconds West 330.00 feet to a point in line of Lot Number 20; Thence along Lot Number 20, North thirty-four degrees thirty-four minutes fifty-one seconds East 141.47 feet to a point, being also a corner of Lot Number 10; Thence along Lot Number 10, South sixty-three degrees forty-one minutes fifty-two seconds East 309.63 feet to a point on the edge of and twenty feet from the center of the above mentioned Legislative Route 45018; Thence along the edge of and twenty feet from the center of Legislative Route 45018, South twenty-six degrees eighteen minutes eight seconds West 140.00 feet to the place of BEGINNING. Being Lot Number 9.

UNDER AND SUBJECT to restrictions, conditions and easements as of record.

TITLE TO SAID PREMISES VESTED IN Nyisha Rosado, by Deed from Jacquetta J. Brooks, dated 11/05/2007, recorded 11/06/2007 in Book 2320, Page 4009.

TAX CODE: 14/5A/2/10
TAX PIN: 14730504633232

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

NYISHA K. ROSADO A/K/A NYISHA ROSADO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

ALLISON F. ZUCKERMAN, Esquire

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1162 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS

MONROE LEGAL REPORTER

CHECK OR CASH

ALL THAT CERTAIN lot situate in the **Townships of Price and Middle Smithfield**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 37, Section 'B', as shown on 'Plotting of Lots of Pocono Highland Lake Estates, Inc., 'Price and Middle Smithfield Townships, Monroe County, Pennsylvania, made by Edward C. Hess, P.E.' as recorded in Monroe County, Pennsylvania, in Plot Book No. 9, Lot No. 37, Section 'B'.

UNDER AND SUBJECT to the covenants, conditions, and restrictions as set forth in the above recited deed.

TITLE TO SAID PREMISES VESTED IN DeLois Leary, by Deed from Ross R. Lesoine and Barbara Ann Lesoine, h/w, dated 12/28/2006, recorded 01/05/2007 in Book 2292, Page 8969.

TAX CODE: 09/17A/1/15

TAX PIN: 09730402766293

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DELOIS LEARY A/K/A

DELIOS THOMAS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MEREDITH WOOTERS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1188 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THE FOLLOWING lot situate in the **Township of Ross**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 11, Woodhaven I, as shown on lands of Truco, Inc., Ross Township, Monroe County, Pennsylvania, in Plat Book 23, page 13.

TITLE TO SAID PREMISES VESTED IN John T. Lyzenga and Debra J. Lyzenga, his wife, by Deed from Vivian H. Norwich, nbm, Vivian H. Allen and George s. Allen, Jr., her husband, dated 02/08/1988, recorded 02/19/1988 in Book 1604, Page 775.

By virtue of the death of John T. Lyzenga on July 3, 2012, Defendant became sole owner of the mortgage

premises as surviving tenant by the entireties.

TAX CODE: 15/3B/1/13

TAX PIN: 15626600277673

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DEBRA J LYZENGA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ADAM H. DAVIS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1207 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Ross**, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a railroad spike in the center of T.R. #115, said railroad spike is located Southeast forty-three and seventy-five one-hundredths feet from an iron pipe marking the Northeast corner of; thence in the center of before mentioned road North 18 degrees West one hundred forty-five feet to a railroad spike in the center of the road; thence the following courses and distances along land now or late of John Bartholemew, North 75 degrees 10 minutes East two hundred sixty-six and fifty one-hundredths feet to an iron pipe, South 18 degrees East one hundred forty-five feet to an iron pipe, South 75 degrees 10 minutes West two hundred sixty-six and fifty one-hundredths feet to the place of BEGINNING.

CONTAINING 0.8898 Acres, more or less.

UNDER AND SUBJECT TO ALL covenants, restrictions, easements, conditions and rights appearing of record and Subject to any state of facts and a curate survey would show.

TITLE TO SAID PREMISES VESTED IN Toby A. Dunlap, by Deed from Toby A. Dunlap and Tracy A. Dunlap, formerly, h/w, dated 01/29/2010, recorded 2/22/2010 in Book 2367, Page 72.

TAX CODE: 15/3/1/2-1

TAX PIN: 15626700692129

SEIZED AND TAKEN IN EXECUTION AS THE

MONROE LEGAL REPORTER

PROPERTY OF:
TRACY A. DUNLAP
TOBY A. DUNLAP

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
LAUREN R. TABAS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 12360 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIER'S CHECK OR CASH
TRACT NO. 1:

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Tobyhanna**, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point near the middle of the public road known as 'Sullivan Road', from which an iron station marker designated 4/19, bears (bearings from the MM of 1962) North 86 degrees 47 minutes 10 seconds West distant 60.16 feet, and a nail in the telephone pole No. 28 bears South 17 degrees 02 minutes 40 seconds West distant 53.64 feet;

THENCE along the middle of said road, South 73 degrees 30 minutes East 165.00 feet to a point;
THENCE by other lands of the Grantor, of which this lot was formerly a part, South 16 degrees 30 minutes West (at 21.30 feet passing an iron pipe) 400.00 feet to an iron pipe;

THENCE by the same North 73 degrees 30 minutes West 165.00 feet to an iron pipe;

THENCE still by the same, North 16 degrees 30 minutes East (at 380.59 feet passing an iron pipe) 400.00 feet to the PLACE OF BEGINNING.

CONTAINING 1.515 acres more or less.
PURSUANT to a survey dated September 12, 1984, by Martin and Robbins, Registered Surveyors, R.D. #1, Box 355, Cresco, Pa., the property intended to be conveyed herein is described as follows:

ALL THOSE CERTAIN lots, pieces or parcels of land situate in the **Township of Tobyhanna**, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at a point in Pa. Legislative route 45024, a corner common to lands of Charles D. White, as recorded in Deed Book Volume 1269, Page 113;

(1) THENCE in and along the center of said L.R. 45024, South seventy-seven degrees fifty-one minutes zero seconds East one hundred sixty-five and zero one-hundredths feet to a point;

(2) THENCE leaving said street and along Tract No. 2 as described below herein, South twelve degrees nine minutes zero seconds West four hundred and zero one-hundredths feet to an iron pipe;

(3) THENCE along the same, North seventy-seven degrees fifty-one minutes zero seconds West one hundred sixty-five and zero one-hundredths feet to an iron pipe in line of lands of Charles D. White;

(4) THENCE along said lands of Charles D. White, North twelve degrees nine minutes zero seconds East (passing an iron pipe at 380.63 feet) four hundred and zero one-hundredths feet to the PLACE OF BEGINNING.

CONTAINING 1.515 acres, more or less.

TITLE TO SAID PREMISES VESTED IN James Vaccola, single man, from James Vaccola, single man, by Special Warranty Deed, dated 05/22/2008 and recorded 05/27/2008 in Book 2334, Page 2053, Instrument # 200815787

TAX CODE: 19/3/1/3-1
TAX PIN: 19634401182664

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JAMES VACCOLA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOHN MICHAEL KOLESNIK,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1255 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIER'S CHECK OR CASH

ALL THE FOLLOWING lot situate in the **Township of Middle Smithfield**, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 84, Section One, as shown on 'Plotting of Lake of the Pines, Middle Smithfield Township,

MONROE LEGAL REPORTER

Monroe County, Pennsylvania, made by Elliott & Associates' and recorded in Monroe County, Pennsylvania, in Plot Book No. 18, Page 15.

TOGETHER with all rights, liabilities and privileges and UNDER AND SUBJECT to all conditions, restrictions, reservations and exceptions as more fully set forth in Deed Book Volume 436, Page 153 and on the recorded subdivision plans.

TITLE TO SAID PREMISES VESTED IN Robert Saponara and Diane Saponara, his wife, by Deed from Richard Pogorzelski, dated 07/31/2003, recorded 08/01/2003 in Book 2162, Page 447.

TAX CODE: 09/4C/1/7

TAX PIN: 09734404600754

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROBERT SAPONARA

DIANE SAPONARA

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ALLISON F. ZUCKERMAN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1266 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Coolbaugh, Monroe County, Pennsylvania, more fully described as follows:

Being Lot 1105, Section C, being situated and located in Coolbaugh Township, Monroe County, Pennsylvania, and encompassed and included within one of the following plats; a subdivision drawn by L.A. Achterman, Jr., P.E. of East Stroudsburg, Pennsylvania known and described as "Section C, Stillwater Lake Estates, Inc., dated July 2, 1960" and approved by the supervisors of the Township of Coolbaugh on July 31, 1961 and the Supervisors of the Township of Tobyhanna on July 31, 1961, and duly filed and recorded in the Office for the Recording of Plats, in and for the County of Monroe on the 16th day of August, 1961, which said plat is recorded in Plat Book 8, on Page 159, and a subdivision plat drawn by L.A. Achterman, Jr. P.E. of East

Stroudsburg, Pennsylvania, known as Section F of Stillwater Lake Estates Sundance Stillwater Corp., dated April 16, 1968 and approved by the Supervisors of the Township of Coolbaugh on June 3, 1968 and approved by the Monroe County Planning and Zoning Commission on May 8, 1968 and duly filed and recorded in the Office for the recording of Plats, in and for the County of Monroe on the 6th day of June, 1968, in Plat Book 11, Page 131. Said lot having a frontage on Hemlock Drive of 100.00 feet and a rear line of 108.00+ feet; southerly side line of 200.00+ feet and a northerly side line of 197.00+ feet. Dimensions are more or less and actual stream and lake location governs and determine stream and lake lot side line and real line dimensions.

UNDER AND SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in prior deeds forming the chain of title.

TITLE TO SAID PREMISES VESTED IN Michael P. Robbins and Ritva H. Robbins, h/w, by Deed from Jeffrey L. Warner, dated 10/21/2005, recorded 10/31/2005 in Book 2245, Page 8929.

TAX CODE: 03/14C/1/95

TAX PIN: 03634504945369

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MICHAEL P. ROBBINS

RITVA H. ROBBINS

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOSEPH E. DEBARBERIE, Esquire

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 127 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN parcel of land situate in Tunkhannock Township, Monroe County, Pennsylvania, being shown and designated as Lot 1707, on a certain map entitled "Section S-II, Stonecrest Park, Tunkhannock Township, Monroe County, Pa.; Scale 1 inch=100 feet; April 30 1965" as prepared by Leo Achterman, Jr., P.E., East Stroudsburg, Pennsylvania, said map being recorded in the Office of the Recorder of Deeds in Stroudsburg, Pennsylvania, in and for the County of Monroe in Plot Book Volume 9, on page 215, on the 19th day of May, 1965.

UNDER AND SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions, as more particularly set forth in the chain of title.

TITLE TO SAID PREMISES VESTED IN Urszula Wodz and Marek Wodz, her husband, by Deed from

MONROE LEGAL REPORTER

Eric Harvie and Patricia Harvie, his wife, dated 10/14/2005, recorded 10/18/2005 in Book 2244, Page 2851.

TAX CODE: 20/92565
TAX PIN: 20632104547704

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**URSZULA WODZ
MAREK WODZ**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ADAM H. DAVIS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1308 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN tract, piece of land situate in the **Borough of Stroudsburg**, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Westerly side of Stokes Avenue, in lines of lands now or formerly of Lewis Shiffer, et al; thence along the Westerly side of Stokes Avenue, South eleven degrees twenty five minutes East fifty feet to a point; thence through Lot No. 15, Section B, on the hereinafter designated Plan of Lots, South seventy eight degrees thirty five minutes West one hundred fifty two and five tenths feet to a point in line of an alley twenty feet in width; thence along the Easterly side of said alley, North eleven degrees twenty five minutes West fifty feet to a point in line of the aforementioned lands now or formerly of Lewis Shiffer, et al; thence along said lands nor or formerly of said Shiffer North seventy eight degrees thirty five minutes East one hundred fifty two and five tenths feet to the place of BEGINNING.

BEING Lot No. 16 and the northerly ten feet of Lot No. 15, Section B, on 'Map of Lands of Highland Park Development Company, Stroudsburg, Monroe County, Pennsylvania, E.C. Hass, C.E.'

TITLE TO SAID PREMISES VESTED IN Theresa M. DeHaven, single, by Deed from Frances Feltz, aka Frances Flood, widow, dated 07/12/2006, recorded

07/25/2006 in Book 2275, Page 3191.
TAX CODE: 18-5/1/8/2

TAX PIN: 18730008776515

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

THERESA M. DEHAVEN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JONATHAN LOBB,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1397 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the **Borough of East Stroudsburg**, County of Monroe and Commonwealth of Pennsylvania, as more fully as follows, to wit:

BEGINNING at a post on the West side of State Street, being also the Northeast corner of Lot No. 20; thence along said lot 20, South sixty two degrees and forty five minutes West one hundred twenty feet to a post on the Easterly side of a ten foot alley; thence along said alley north twenty seven degrees and fifteen minutes West thirty feet to a post; thence North sixty two degrees and forty five minutes East one hundred twenty feet to a post on the Westerly side of said State Street; thence along the Westerly side of said State Street South twenty seven degrees and fifteen minutes East thirty feet to the place of BEGINNING. BEING the Southerly part of Lot No. 21 on plan of lots called 'Map of Lots of P.L. Voss Addition to East Stroudsburg, PA.'

TITLE TO SAID PREMISES VESTED IN Caglayan Serif and Nezahat Serif, his wife, by Deed from Michael S. Miller and Shannon M. Miller, dated 09/27/2004, recorded 10/01/2004 in Book 2203, Page 5905.

TAX CODE: 05-6/3/3/4
TAX PIN: 05730112952928

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CAGLAYAN SERIF

MONROE LEGAL REPORTER

NEZAHAT SERIF

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ADAM H. DAVIS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1400 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot/lots, parcel or piece of ground, with improvements thereon that situate in the **Township of Coolbaugh**, Monroe County, Pennsylvania, being Lot/Lots No. 120, Sec. F as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19, Page 11, 13 & 15.

SUBJECT to any and all covenants, conditions, easements, exceptions, restrictions, right of ways and reservations as are noted in prior documentation in the chain of title to said premises.

TITLE TO SAID PREMISES VESTED IN Cheryl Garcia, individual, by Deed from Donald W. Jensen, Administrator of the Estate of Denise Burkett and Donald Jensen, individually and as beneficiary of the Estate of Denise Burkett and Judith Francino, individually and as beneficiary of the Estate of Denise Burkett and Donald W. Jensen, as executor of the Estate of Kathryn Jensen, deceased, dated 11/24/2000, recorded 12/04/2000 in Book 2088, Page 669.

TAX CODE: 03/8C/1/410
TAX PIN: 03635815540848

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CHERYL GARCIA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's

Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOSEPH E. DEBARBERIE,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1402 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN messuage, or one-half of a double dwelling house, known as No. 497 North Courtland Street, and a lot situate in the **Borough of East Stroudsburg**, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post, point or corner on the easterly side of a certain ten foot alley and lands now or late of E.V. LaBar; THENCE along said lands now or late of E.V. LaBar aforesaid south sixty six degrees twenty five minutes east one hundred forty three and seven tenths feet to a post on the westerly side of North Courtland Street; thence along the Westerly side of said North Courtland Street north twenty three degrees twenty five minutes east twenty feet to a point being one-half way to a corner of Henry B. Lesoine, et ux., and being a corner of a one-half lot about to be conveyed to G.G. Miller and S.I.G. Miller, his wife, by L.M. Ramsey, et ux., and bisecting the partition wall of a certain double dwelling house situate on the whole lot of said L.M. Ramsey, et ux., about to be bisected, north sixty six degrees twenty five minutes west on hundred forty seven and five tenths feet more or less to a point or corner on the easterly side of a ten foot alley; thence along the easterly side of said ten foot alley south eighteen degrees twenty minutes west twenty and eighty five thousandths feet more or less to the place of BEGINNING.

TITLE TO SAID PREMISES VESTED IN Brenda Enterline, by Deed from Laura L. Anthony, widow, dated 02/20/2006, recorded 02/28/2006 in Book 2259, Page 2979.

TAX CODE: 05-6/2/2/10
TAX PIN: 05730108789636

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BRENDA ENTERLINE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written noti-

MONROE LEGAL REPORTER

fication of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ADAM H. DAVIS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1417 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or piece of land situate in the Township of Chestnuthill, County of Monroe, Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at an iron pipe at a point of curvature of a tangent curve on the southeasterly line of Elmwood Court, a common corner of Lot No. 40 and Lot No. 42, as shown on a plan titled, "Final Plan, Section 2, Robinwood Country Estates, HBGM, Inc., - Developers, Chestnuthill & Jackson Townships, Monroe County, PA.," dated March 6, 1978 and revised April 14, 1978, prepared by Edward C. Hess Associates, Inc. and recorded in Plot Book 36, Page 31; thence along the southerly line of Elmwood Court, on a curve to the right having a radius of 210 feet for an arc length of 230.19 feet (the chord bearing and distance being North 70 degrees 02 minutes 15 seconds East 218.84 feet) to an iron pipe at a point of tangency; thence along the same, South 78 degrees 33 minutes 37 seconds East 90.00 feet to an iron pipe; thence by Lot No. 43, South 11 degrees 26 minutes 23 seconds West 256.25 feet to an iron pipe; thence by Lot No. 25, Robinwood Country Estates, Section 1, by Lot No. 41 and by Lot No. 42, North 51 degrees 21 minutes 52 seconds West 311.19 feet to the place of BEGINNING. CONTAINING 1.036 acres, more or less.

BEING Lot No. 42 as shown on the above-mentioned plan.

UNDER AND SUBJECT TO the covenants, conditions and restrictions as cited in Book 922, Page 83. TITLE TO SAID PREMISES VESTED IN Lawrence J. Modzelewski and Maureen V. Modzelewski, h/w, by Deed from Michael J. Hyder and Genevieve M. Hyder, h/w, dated 04/17/1995, recorded 04/18/1995 in Book 2002, Page 3.

TAX CODE: 02/5B/1/44
TAX PIN: 02635003146147

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MAUREEN V. MODZELEWSKI
LAWRENCE MODZELEWSKI A/K/A
LAWRENCE J. MODZELEWSKI**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ADAM H. DAVIS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1419 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THE FOLLOWING lot situate in the Township of Coolbaugh, County of Monroe, and State of Pennsylvania, marked and designated as Lot No. 483, Section D, as shown on "Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante and Claus" and recorded in Monroe County, Pennsylvania in Plot Book No. 11, Page 35.

UNDER AND SUBJECT to any and all conditions, reservations, restrictions, limitations, right-of-ways, objections, easements, agreements, etc., as they appear of record.

TITLE TO SAID PREMISES VESTED IN Rondo Mobley, married, by Deed from Abbas Zaidi, married, dated 01/16/2004, recorded 01/21/2004 in Book 2179, Page 8728.

TAX CODE: 03/7D/1/3
TAX PIN: 03635703339502

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RONDO MOBLEY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from

MONROE LEGAL REPORTER

the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ADAM H. DAVIS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1446 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THE FOLLOWING lot situate in the Township of Tobyhanna, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 1002, Section B, as shown on "Plotting of Stillwater Lake Estates, Inc., Coolbaugh and Tobyhanna Townships, Monroe County, Pennsylvania, made by Leo A. Achterman, Jr.", and recorded in Monroe County, Pennsylvania, in Plot Book No. 8, Page 158. TITLE TO SAID PREMISES VESTED IN Sharese Civil and Gael Civil, husband and wife by Deed from D. E&S Properties, Inc. t/a Classic Quality Homes dated 08/16/10 and recorded 08/17/10 in the Monroe County Recorder of Deeds in Book 2374, Page 5909. Being known as 1002 Laurel Road, Pocono Summit, PA 18346
Tax Parcel Number: 19/4B/1/62
Tax Pin Number: 19634504524990

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
SHARESE CIVIL
GAEL CIVIL**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
PATRICK J. WESNER,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE

OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1630 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN tract of parcel of land located in **Stroud Township**, Monroe County, Pennsylvania, and known as Lot 807, Final Plan of Cornerstone Conservancy formerly Stonybrook Manor filed of record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania on February 26, 2007 in Plot Book Volume 79, Page 38.

BEING THE SAME PREMISES which LTS Development, LLC, successor by merger to LTS Development, Inc., by deed dated 07/13/2007 and recorded 08/01/2007 in Book 2312 Page 3791 conveyed to Raymond Anderson and Julian McFarlane, husband and wife.

Pin #: 17730200457569
Tax Code #: 17/98177

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**RAYMOND ANDERSON
JULIAN MCFARLANE**

MORTGAGOR(S) AND RECORD OWNER(S)

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JILL P. JENKINS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1692 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS

MONROE LEGAL REPORTER

CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of ground situate in the **Township of Stroud**, Monroe County, Pennsylvania, being Lot No. 25, Section D, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Volume 32, Page (A) 115, 117, 119 and 121.

BEING the same premises which Charles R. Meyers, Jr. and Grace E. Meyers, husband and wife by deed dated August 18, 1989 and recorded August 31, 1989 in and for Monroe County, Pennsylvania, in Deed Book Volume 1698, Page 1009, granted and conveyed unto Jan Stringer and Lavinia Stringer, husband and wife.

Being known and numbered as Lot 25 Section D, Penn Estates, Stroud Township, East Stroudsburg, PA 18360.

TAX CODE: 17/15C/1/148

PIN NO: 17639201183796

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JAN R. STRINGER
A/K/A JAN STRINGER
LAVINIA STRINGER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JAIME R. ACKERMAN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1727 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, being Unit 'D' of Building Site No. 37, of Northslope III at Shawnee Mountain, as shown on a plan of lots entitled 'Shawnee Valley Stage 1-a', recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 61, Page 213.

UNDER AND SUBJECT to all conditions, covenants

and restrictions as of record.

TITLE TO SAID PREMISES VESTED IN Milagros Ramos, by Deed from John J. McCarthy and Ellen McCarthy, h/w, dated 07/29/2002, recorded 07/31/2002 in Book 2127, Page 8015.

TAX CODE: 16/117929

TAX PIN: 16733201491701

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MILAGROS RAMOS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ADAM H. DAVIS, Esquire

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1802 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or piece of land situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 680, Section G, as is more particularly set forth on Map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book 19, Pages 11, 17 and 19.

BEING THE SAME PREMISES which Todd A. Martin, Sheriff of Monroe County in the State of Pennsylvania, by Deed dated April 27, 2006 and recorded June 2, 2006 in the Office for the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania in Record Book Volume 2269, Page 6582, granted and conveyed unto Homesales, Inc., grantor(s) herein.
PARCEL IDENTIFICATION NO: 3/8D/1/82
MAP #: 03-6358-13-14-5514

IMPROVEMENTS: Residential dwelling
TITLE TO SAID PREMISES IS VESTED IN Reginald Duvert, by Deed from Homesales, Inc., dated 09/07/2006, recorded 10/27/2006 in Book 2285, Page 7546.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

REGINALD DUVERT

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds

MONROE LEGAL REPORTER

received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
HEATHER RILOFF,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1934 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or piece of ground situate in the **Township of Chestnuthill**, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot No. 32, Section 5, as shown on Plotting of Sierra View, Chestnuthill Township, Monroe County, Pennsylvania, made by VEP & Associates and recorded in the Office for the Recording of Deeds Etc., in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plot Book 33 at Page No. 43.

Parcel Identification No: 2/6B/1/101, Map #: 02-6341-03-11-8582

IMPROVEMENTS: Residential dwelling
TITLE TO SAID PREMISES IS VESTED IN Deborah J. Black, by Deed from Fannie Mae, a/k/a Federal National Mortgage Association by its attorney in fact Phelan Hallinan & Schmieg, LLP., by power of attorney recorded on 1/10/08 in bk #2324 pg #9997, dated 05/13/2008, recorded 06/18/2008 in Book 2337, Page 1141.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**DEBRA J. BLACK
A/K/A DEBORAH J. BLACK**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MARTHA E. VON ROSENSTIEL,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1951 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the **Township of Tobyhanna**, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

Lots 15 ABC, Block A-112, as set forth on a map entitled plan of Lots, Arrowhead Lake, Section Five, Tobyhanna Township, Monroe County, Pennsylvania dated March 1965 scale 1 to 100 feet by John B. Alcher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania and filed in the Office of the Recording of Deeds in and for Monroe County, Pennsylvania, in Plat Book 12, Page 19 on December 16, 1968.

UNDER AND SUBJECT TO covenants, conditions, and restrictions, which shall run with the land as appear in the chain of title.

TITLE TO SAID PREMISES VESTED IN Gino R. Angelozzi and Pamela M. Angelozzi, his wife, by Deed from William J. Flynn and Adriene Flynn, his wife, dated 04/27/2007, recorded 05/11/2007 in Book 2305, Page 72.

TAX CODE: 19/17C/1/69

TAX PIN: 1953960772584

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**PAMELA M. ANGELOZZI
GINO R. ANGELOZZI**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOSEPH E. DEBARBERIE,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common

MONROE LEGAL REPORTER

Pleas of Monroe County, Commonwealth of Pennsylvania to 1985 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 139, Section C, as shown on map of A Pocono Country Place, as recorded in Plot Book 18 at Pages 63 and 65.

BEING THE SAME PREMISES which Chase Home Finance, LLC s/b/m to Chase Manhattan Mortgage Corporation, by deed dated 03/04/2005 and recorded 03/23/2005 in Book 2219 Page 8019 conveyed to Nyrvia Legagneur and Sandra Bailey and Ronald Bailey.

Pin #: 03635819610962
Tax Code #: 03/8B/1/168

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

RONALD BAILEY

SANDRA BAILEY

NYRVA LEGAGNEUR

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ALYK L. OFLAZIAN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1992 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or piece of land, situate in the **Township of Stroud**, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of the public road leading from the Eagle Valley road to Brushy Mountain, said beginning point being also corner of lands of William Massey; thence along said lands of William Massey and also along lands of Amzi Detrick, South forty-two degrees thirty minutes east twenty-eight and three tenths perches to a stone corner in line of lands of now or formerly Mary Cadoo, said stone corner being also corner of Amzi Detrick's land; thence along lands of now or formerly Mary Cadoo, South sixty-four degrees thirty minutes West twenty-seven perches to a stake in line of lands of the grantors; thence along lands of the grantors of which this was formerly a part, North fifty-eight degrees West sixteen and four tenths perches, more or less, to a point in the middle of the public road leading from the Eagle Valley road to Brushy Mountain; thence along said public road North thirty eight degrees East thirty-one and four-tenths perches to the place of BEGINNING.

CONTAINING three acres, one hundred twenty-eight perches, more or less.

BEING THE SAME PREMISES which Ida M. Van Why, by deed dated 02/02/1999 and recorded 02/02/1999 in Book 5059 Page 3560 conveyed to Gary G. Lesoine.

Pin #: 17730202550459

Tax Code #: 17/3/1/3

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

GARY LESOINE

MORTGAGOR(S) AND RECORD OWNER(S)

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
SALVATORE FILIPPELLO,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1994 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Middle Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, consisting of and being Lot No. 309, as shown on map

MONROE LEGAL REPORTER

entitled 'Plotting No. 1, Map of Wooddale Country Acres', filed and entered of record in the Office for the Recording of Deeds, etc., at Stroudsburg, Pa., in and for the County of Monroe, in Plot Book Volume 21, page 19.

TOGETHER WITH all rights and privileges and UNDER AND SUBJECT to restrictions, protective covenants, reservations, easements, covenants and conditions as of record.

TITLE TO SAID PREMISES VESTED IN C. Dino Minervini and Janice R. Minervini, h/w, by Deed from Fred L. Wellman, single person and Max Wayne Cotton, single person, dated 07/27/1987, recorded 07/28/1987 in Book 1568, Page 817.

TAX CODE: 09/17B/1/55
TAX PIN: 09731401166926

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JANICE R. MINERVINI
C. DINO MINERVINI**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MELISSA J. CANTWELL,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2045 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or piece of land situate in the **Borough of East Stroudsburg**, Monroe County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post corner on the Easterly line of North Courtland Street, formerly the public road leading from Stroudsburg to Milford as shown on Town Map made by Melchoir Sprage, Esq. No. 10; thence along North Courtland Street North six and one-half degrees West forty feet to a corner of Lot No. 11, as shown on said map, formerly Frank Smiley Estate; thence by said Lot No. 11 North eighty three and one-half degrees East one hundred forty feet to an alley; thence along said alley South one degree East forty feet to a corner of Lot No. 9, as shown on said map, now or late of Jacob Posten Estates; thence by said

Lot No. 9, South eighty three and one-half degrees West one hundred forty feet to the place of BEGINNING.

TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.

TITLE TO SAID PREMISES VESTED IN Lester L. Tucker, by Deed from Frank C. Refsnider and Delphine S. Refsnider, h/w, dated 04/23/2003, recorded 04/25/2003 in Book 2151, Page 3271.

TAX CODE: 05-5/2/18/9
TAX PIN: 05730112852663

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LESTER L. TUCKER

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MEREDITH WOOTERS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2054 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THE FOLLOWING lot situate in the **Township of Paradise**, County of Monroe and State of Pennsylvania, marked and designated as Lot 901, as shown on Plotting IIB, Timber Hill, Inc., Monroe County, Pennsylvania made by Achterman Associates and recorded in Monroe County, Pennsylvania, in Plot Book No. 21, Page 23.

UNDER and subject to the Protective Covenants and Restrictions contained in the herein-above recited deed.

TITLE TO SAID PREMISES VESTED IN Emil DiGiovani and Maria A. DiGiovani, be Deed from Gilberto Rios, Jr. and Nereida Rios, dated 11/10/2005, recorded 11/17/2005 in Book 2248, Page 2709.

TAX CODE: 11/3A/1/125
TAX PIN: 11639503028515

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

EMIL DIGIOVANI

MONROE LEGAL REPORTER

MARIA A. DIGIOVANI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MEREDITH WOOTERS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 215 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN tract or parcel of land, formerly known as 54 Reunion Road, located in Stroud, Township, Monroe County, Pennsylvania, and known as ESTATE LOT SITE NUMBER 54 located on LOST LANTERN LANE, bordered by Pocahontas Road and Lost Lantern Lane, as shown on the FINAL PLANS PHASE 2, BLUE MOUNTAIN LAKE, A Planned Unit Development, approved by the Stroud Township Board of Supervisors as of February 6, 1995 in Plot Book 67 at Pages 47 and 48.

UNDER AND SUBJECT to covenants, reservations and restrictions contained in deeds forming the chain of title.

TITLE TO SAID PREMISES VESTED IN William A. Roales and Melissa Asher-Roales, h/w, by Deed from Stephanie P. Tetterer, dated 09/23/2005, recorded 10/03/2005 in Book 2242, Page 1222.

TAX CODE: 17/89555
TAX PIN: 17730303427833

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**WILLIAM A. ROALES
MELISSA ASHER-ROALES**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MELISSA J. CANTWELL, Esquire

Sheriff's Office

Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2188 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of ground situate in the **Township of Stroud**, Monroe County, Pennsylvania, being Lot No. 80, Section D, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plat Book Volume 32, Pages 115, 117, 119 and 121.

TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as appear of record and in Deed Book 1161, page 93.

TITLE TO SAID PREMISES VESTED IN Jason R. Van Buskirk, single, by Deed from Lisa Ann Finnegan, single, dated 11/07/2001, recorded 11/13/2001 in Book 2108, page 5393.

TAX CODE: 17/15C/1/206
TAX PIN: 17639201082158

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JASON R. VAN BUSKIRK

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MEREDITH WOOTERS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2259 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real

MONROE LEGAL REPORTER

estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JULY 31, 2014

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of ground situate in the **Township of Stroud**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 120, Section F, as shown on the Map of Cranberry Hill Corp., Penn Estates, in file in the Recorder's Office of Monroe County, Pennsylvania in Plot Book 33, Pages 101 and 105.

UNDER AND SUBJECT to all conditions, covenants and restrictions as of record.

TITLE TO SAID PREMISES VESTED IN Felicia R. Hamilton, by Deed from Americorp Builders, Inc., dated 07/10/2007, recorded 09/06/2007 in Book 2315, Page 5591.

TAX CODE: 1715F/1120

TAX PIN: 17639203024603

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

FELICIA R. HAMILTON

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOSEPH E. DEBARBERIE,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2276 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JULY 31, 2014

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot 5329, Section 5 of Pocono Farms East as shown on a plan of lots recorded in the office for the Recording of Deeds of Monroe County, in Plot Book Volume 16, page 49.

BEING THE SAME PREMISES which James Misoka, by deed dated 06/20/2008 and recorded

07/07/2008 in Book 2338 Page 2543 conveyed to Mondel Lindsay and Tracy Lindsay, his wife.

Pin #: 03636601285999

Tax Code #: 03/4D/1/141

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MONDEL LINDSAY

TRACY LINDSAY

MORTGAGOR(S) AND RECORD OWNER(S)

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
SALVATORE FILIPPETTO,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2286 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JULY 31, 2014

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or parcel of land situate in the **Township of Ross**, County of Monroe, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at point in the center line of Township Road No. 361 (Meixsell Valley Road), being a common corner of Lot No. 10 and Lot No. 11 as shown on a plan titled (Final Plan, Amberwood Acres), dated September 10, 1985 and recorded January 7, 1986 in Plot Book Vol. 58, page 2; thence by said Lot No. 11 South 39 degrees 47 minutes 21 seconds East (at 25.00 feet passing an iron pin) 470.42 feet to an iron pin; thence by Lot No. 7 South 50 degrees 07 minutes 18 seconds West 153.73 feet to an iron pin; thence by Lot No. 9 North 39 degrees 52 minutes 42 seconds West (at 445.50 feet passing an iron pin) 470.50 feet to a point in the aforementioned centerline of Township Road No. 361; thence in and along said centerline of Township Road North 50 degrees 07 minutes 18 seconds East 106.94 feet to a point; thence by the same North 50 degrees 12 minutes 39 seconds East 47.50 feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Gutchiston Sparrow, III, by Deed from Gutchiston Sparrow, III and Brenda E. Sparrow, dated 06/25/2007, recorded 07/02/2007 in Book 2309, Page 7094.

By virtue of the death of Gutchiston Sparrow, III, said

MONROE LEGAL REPORTER

property was vested to his surviving heirs and next of kin, Gutchiston Sparrow, IV and Ray Richard Sparrow.

TAX CODE: 15/6/1/25-11

TAX PIN: 15625700754854

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
GUTCHISTON SPARROW, III,
DECEASED**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MEREDITH WOOTERS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2334 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot/lots, parcel or piece of ground situate in the **Township of Coolbaugh**, County of Monroe, and State of Pennsylvania, being Lot/Lots No. 93, Section No. K as shown on a map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 24 at Page 1, 3, & 5.

SUBJECT TO covenants, restrictions, and easements of record.

TITLE TO SAID PREMISES VESTED IN

TAX CODE: 03/9E/1/254

TAX PIN: 03635920806491

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ROSLYN YOUNG**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JONATHAN LOBB,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2508 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in **Stroud Township**, Monroe County, Pennsylvania, being Lot No. 16, as shown on plan of 'Rockdale Estates, Section 2', dated June 20, 1997, and recorded in the Recorder's Office at Stroudsburg, Pennsylvania, in and for the County of Monroe, in Plot Book Volume 35, Page 51.

Under and Subject, nevertheless to the covenants and restrictions as recorded in the previous chain of title and as may be more particularly set forth in the aforesaid deed.

TITLE TO SAID PREMISES VESTED IN Timothy J. Day and Suzanne Day, h/w, by Deed from Rebecca DiFrancisco, n/b/d Rebecca Torralbes, a single woman, dated 06/25/2003, recorded 07/09/2003 in Book 2159, Page 1717.

TAX CODE: 17/11C/1/17

TAX PIN: 17639003325831

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
TIMOTHY DAY**

**A/K/A TIMOTHY J. DAY
SUZANNE DAY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MEREDITH WOOTERS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.

MONROE LEGAL REPORTER

Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2511 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THOSE THREE CERTAIN lots of land situate in the Development of Monroe Lake Shores, **Township of Middle Smithfield**, Monroe County, Pennsylvania, located in Block No. 7, Unit No. 1, and being Lot Number 38, Lot Numbers 37 & 39, and Lot Number 40, as shown on the survey of Monroe Lake Shores, Township of Middle Smithfield, Monroe County, Pennsylvania, of record in Monroe County Plat Book No. 8A, Page 95, and having a dwelling erected thereon known as 37-40 Dogwood Road n/k/a 6639 Delilah Road, East Stroudsburg, PA 18302.

Lot Number 38

TAX CODE NO. 9/14A/1-7/38

PIN NO. 09-7315-04-94-4898

Lot Numbers 37 & 39

TAX CODE NO. 9/14A/1-7/37

PIN NO. 09-7315-04-94-3899

Lot Number 40

TAX CODE NO. 9/112498

PIN NO. 09-7315-04-94-4863

Title Reference: Monroe County Record Book Volume 2361, Page 684.

To be sold as the property of Salvatore Villani on Judgment No. 2511-CV-2013

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SALVATORE VILIANI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
LEON P. HALLER,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common

Pleas of Monroe County, Commonwealth of Pennsylvania to 2555 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THOSE CERTAIN messuages and tracts or pieces of land, situate in the **Township of Barrett**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a heap of stones on a gravel bar in Mill Creek, being North, eighty-four degrees and one-half West one and nine-tenths perches from a rock oak tree, which stands on the East bank of said Mill Creek;

THENCE down said Mill Creek (Magnetic Meridian of 1772) North fifty-eight degrees fifteen minutes East sixteen perches to a heap of stones on the East bank of said Creek on South margin of Rattlesnake Road; THENCE by land late of Lewis Day, South forty-two and one-fourth degrees East eleven perches to a heap of stones;

THENCE still by same, South twenty-four and three-fourths degrees West five perches to a heap of stones on North margin of Utt's Road, by same, North seventy-seven and one-half degrees West, nineteen and three-eighths perches to the place of BEGINNING. Containing one hundred thirty-four (134) perches.

EXCEPTING and reserving thereout and therefrom all that certain lot or piece of land which Frank Sabring et ux, by deed dated February 10, 1932, duly recorded in Deed Book 115, Page 350 granted and conveyed unto Clyde Smith.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any. TITLE TO SAID PREMISES VESTED IN Robbie G. Smith to Robbie G. Smith and Gloria A. Smith from Robbie G. Smith, by QuitClaim Deed, dated 11/11/2005 and recorded 01/18/2006 in Book 2255 Page 15 Instrument # 200602262.

TAX CODE: 01/14/1/82

TAX PIN: 01638701054322

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ROBBIE G. SMITH
GLORIA A SMITH**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ADAM H. DAVIS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor

MONROE LEGAL REPORTER

PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2621 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Tobyhanna**, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 5526, Section CIIIB, Emerald Lakes, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume/Page 17/111.

UNDER AND SUBJECT to all conditions, covenants and restrictions as of record.

Tax Parcel #: 19/31/2/133

Pin #: 19634404835511

BEING the same premises which Christian Charity Foundation, by Deed dated November 8, 2005, and recorded November 9, 2005, in Book 2247, Page 4414, in the Office of Recorder of Deeds in and for the County of Monroe as Instrument No. 200552543, granted and conveyed unto Cesar Harwood and Eduviges Harwood, husband and wife, in fee.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**CESAR HARWOOD
AND EDUVIGES HARWOOD**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
STERN AND EISENBERG, LLP,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2627 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County,

Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN message and three tracts or pieces of land situate in the **Township of Hamilton**, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

No. 1: BEGINNING at a corner on the Easterly side of Lake Drive and being a corner of Lot Nos. 56 and 57 as shown on plan of lots entitled "Revised Map of East Blue Ridge Terrace, Saylorburg, PA., October 1927" and recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, in and for the County of Monroe in Plot Book Volume 2, Page 263; thence along the Easterly side of Lake Drive, North twenty degrees twenty three minutes East seventy five feet to a corner; thence through the middle of Lot No. 58 South sixty nine degrees thirty seven minutes East, one hundred twenty five feet to a corner in line of Lot No. 69; thence by said Lot No. 69 and Lot No. 70, South twenty degrees twenty three minutes West seventy five feet to a corner; thence by said Lot No. 56 North sixty nine degrees thirty seven minutes West one hundred twenty five feet to the place of BEGINNING. Being all of Lot No. 57 and the Southerly half of Lot No. 59 as indicted on the above mentioned plan of lots.

No. 2: BEGINNING on Lake Drive at the Southwest corner of lands late of Paul J. Morgan; thence South twenty degrees twenty three minutes West, a distance of fifty feet to a corner of Lot No. 55; thence South sixty nine degrees thirty seven minutes East a distance of one hundred twenty five feet to a corner of Lot Nos. 72 and 71; thence North twenty degrees twenty three minutes East a distance of fifty feet to lands late of Paul J. Morgan and being the corner of Lot Nos. 71 and 70; thence along lands late of Paul J. Morgan, North sixty nine degrees thirty seven minutes West to the place of BEGINNING. Containing six thousand two hundred fifty (6,250) square feet of land, more or less. Being all of Lot No. 56 of Revised Map of East Blue Ridge Terrace made by Walter B. Sebring, October 1927 and recorded in the Office aforesaid in Plot Book Volume 2, Page 263.

No. 3: BEGINNING on the same Lake Drive at the Northwest corner of lands late of Paul J. Morgan; thence North twenty degrees twenty three minutes East a distance of twenty five feet to a corner in lands of the grantor hereof; thence South sixty nine degrees thirty seven minutes East a distance of one hundred twenty five feet to a corner of Lot Nos. 68 and 69; thence South twenty degrees twenty three minutes West a distance of twenty five feet to a corner in lands late of Paul J. Morgan; thence along said lands a distance of one hundred twenty five feet to the place of BEGINNING. Containing three thousand twenty five square feet of land more or less, and being the Northeast one half of Lot No. 58 on said plotting, the other half of which was formerly conveyed to the said Paul J. Morgan, reference being made to the same revised map of East Blue Ridge Terrace herein specified.

Having thereon erected a dwelling house known as: 155 East Terrace Drive, Saylorburg, PA 18353

TAX CODE # 7/12/4/25

PIN # 07-6277-10-35-4077

BEING THE SAME PREMISES WHICH Elizabeth R. Peterson, by deed dated November 20, 2008 and recorded November 24, 2008 in Monroe County Record Book 2345, Page 4583, granted and conveyed unto Alesha Ambrose.

To be sold as the property of Alesha Ambrose on Judgment No. 2627-CV-12

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

SEIZED AND TAKEN IN EXECUTION AS THE

MONROE LEGAL REPORTER

PROPERTY OF:

ALESHA AMBROSE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
LEON P. HALLER,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2663 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JULY 31, 2014

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THE FOLLOWING lot situate in the **Township of Middle Smithfield**, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 1, Section Two, as shown on "Plotting of Lake of the Pines, Middle Smithfield Township, Monroe County, Pennsylvania, made by Elliott Associates and recorded in Monroe County, Pennsylvania, in Plot Book No. 11, Page 53.

TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.

Together with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of the said Grantor(s), as well at law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

BEING known and numbered as 189 Wilbur Bloom Boulevard f/k/a 7 Wilbur Bloom Boulevard f/k/a 2-7 Wilbur Bloom Boulevard, East Stroudsburg, PA 18302.

BEING the same premises which Gloria P. Mota, a married woman and Maria M. Mota, an unmarried woman, as joint tenants with the right of survivorship, by Deed dated April 24, 2010 and recorded May 17, 2010 in and for Monroe County, Pennsylvania, in Deed Book Volume 2370, Page 7126, granted and conveyed unto Gloria P. Mota and Dahan E. Cano,

husband and wife, as joint tenants with right of survivorship and not as tenants in common.

TAX CODE: 09/4C/2/85

PIN NO: 09734404724212

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GLORIA P. MOTA

DAHAN E. CANO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JAIME R. ACKERMANO,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2676 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JULY 31, 2014

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, piece or parcel of land situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point in the enter of Pennsylvania Legislative Route 949, also known as traffic Route 196, said point being the most southerly corner of lands of Blake J. and Mariann Flaherty as shown on a plan title, "Final Plan, Subdivision of Lands of Blake J. and Mariann Flaherty, Coolbaugh Township, Monroe County, Pennsylvania, dated revised May 20, 1986 and recorded in the Office for the Recording of Deeds in the Monroe County Courthouse in Plot Book Volume 58, Page 116

1) Thence along the center of Pennsylvania L.R. 949 and along Pennsylvania State Lanes, North thirteen degrees forty-five minutes twenty-one seconds East (N13°45'21"E.) four hundred thirty-eight and "seventy-nine one-hundredths feet (438.79') to a point;

2) Thence leaving said street and along lands of Blake J. and Mariann Flaherty, the grantors herein, South seventy-six degrees fourteen minutes thirty-nine second East (S76°14'39"E)(passing an iron pin at 30.00 feet) three hundred and twenty one-hundredth feet (300.20') to an iron pin.

3) Thence along Lots 272, 271, 270, 269, 268, and 261 of Smoke Ridge Village, as recorded in Plot Book Volume 25, page 85, South forty-eight degrees eight

MONROE LEGAL REPORTER

minutes three seconds West (S48°08'03"W)(passing iron rods at 86.91' 166.93' 246.94', 337.56' 445.56 and 478.52') five hundred thirty-one and sixty-five, one-hundredths feet (531.65') to the place of BEGINNING.

CONTAINING 1.512 acres.

Reserving therefrom 0.287 acre, lying within Pennsylvania L.R. 949 as shown on the above mentioned plan for the rights of others.

Being Lot 1 of the above mentioned plan and a part of lands of those recorded in Deed Book Volume 1131, Page 280.

BEING THE SAME PREMISES which Blake J Flaherty and Mariann Flaherty, his wife, by deed dated 06/16/1986 and recorded 7/7/1986 in Book 1497 Page 747 conveyed to Richard C Dailey and Kathleen B Dailey, his wife.

Pin #: 03635900572876

Tax Code #: 03/1/1/24-8

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KATHLEEN B. DAILEY

RICHARD C. DAILEY

**MORTGAGOR(S) AND RECORD OWNER(S)
THE UNITED STATES OF AMERICA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JILL P. JENKINS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2702 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, tract, parcel or piece of land situate in the **Township of Tobyhanna**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING Lot No. 42, Section II, as shown on Plan of Lots entitled, Final Plan of Camelot Forest, Section II, Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, Eckert and Malone, Inc., Engineers, dated 9 October 1972" and recorded in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania

in Plot Book 18, Page 41.

BEING the same premises which Philip R. Philips and Sandra W. Philips, husband and wife by Deed dated June 20, 2002 and recorded June 25, 2002 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2125 Page 1032, granted and conveyed unto Concepcion Gonzalez, Jr., single individual

TAX ID: 19/15/3/47

PIN: 19539402952775

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CONCEPCION GONZALEZ, JR.

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
KEVIN P. DISKIN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2732 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Tunkhannock**, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 7200, Section DII, according to Plan of Emerald Lakes, recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, PA in Plot Book Volume 19, page 113 bounded and described as follows, to wit: In Plot Book Volume and Page Number according to aforementioned Plan on Record.

BEING THE SAME PREMISES which Karl Mahoney and Cynthia Mahoney, husband and wife, by deed dated 4/12/2000 and recorded 4/20/2000 in Book 2077 Page 7345 conveyed to Cynthia Mahoney.

Pin #: 20-6343-01-09-6836

Tax Code #: 20/1C/1/114

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CYNTHIA MAHONEY

MORTGAGOR(S) AND RECORD OWNER(S)

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in

MONROE LEGAL REPORTER

accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MICHAEL MCKEEVER,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2937 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 96, Section G, A Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 19, Pages 11, 17 and 19.

TOGETHER with and under and subject to all of the rights, obligations and responsibilities as set forth in the Restrictive Covenants as appear in the chain of title.

UNDER AND SUBJECT TO all of the rights, privileges, easements, covenants, conditions and restrictions, which shall run with the land as appear in the chain of title.

TITLE TO SAID PREMISES VESTED IN Margaret E. Merelo, an unmarried woman, by Deed from James Brogna and Georgia Brogna, h/w, dated 03/30/2006, recorded 04/17/2006 in Book 2264, Page 2575.

TAX CODE: 03/8D/1/557

TAX PIN: 03635810368012

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARGARET E. MERELO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from

the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MELISSA J. CANTWELL,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2938 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN Condominium Unit, situate, lying and being in the **Borough of East Stroudsburg**, County of Monroe and Commonwealth of Pennsylvania, including the improvements and appurtenances thereto belonging to subject to the provisions of the Pennsylvania Condominium Act (68 Pa C.S. Section 3101 et seq.) the amendments and supplements thereto, and to the provisions of that certain Declaration of this Condominium dated May 1, 1990 and recorded May 9, 1990 in Record Book Volume No. 1734 at Page No. 1046 in the County of Monroe, more particularly described as Unit No. 40, in said Declaration aforesaid and which Unit is herewith conveyed in conformity with the Condominium Act aforesaid, and includes the fee in an undivided 2.0833 percent interest in the common elements of this Condominium.

Together with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.

TITLE TO SAID PREMISES VESTED IN Lovelyn Felix Rotoni, by Deed from Leonie M. Copeland, unmarried, dated 04/28/2006, recorded 05/03/2006 in Book 2266, Page 2395.

TAX CODE: 05/110360

TAX PIN: 05731117107379

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LOVELYN FELIX ROTONI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MEREDITH WOOTERS, Esquire

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common

MONROE LEGAL REPORTER

Pleas of Monroe County, Commonwealth of Pennsylvania to 2986 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or piece of ground situate in the **Township of Tunkhannock** County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:
BEING shown and designated as Lot No. 12 on a plan of lots entitled "A Subdivision of lands of Charles A. Hart, et ux," as prepared by Frank J. Smith Jr., Inc., Registered Surveyors, Marshalls Creek, Pennsylvania, dated July 11, 1988 (revises 11/18/88) and recorded in the Office for the recording of Deeds, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plot Book Volume 60 Page 507.

CONTAINING 1.054 acres more or less.
BEING the same premises which Gabriel DePoala and Jean DePoala, husband and wife and Gil Deschaine and Eileen Deschaine, husband and wife by Deed dated July 15, 1994 and recorded July 25, 1994 in the Office of the Recorder of Deeds in and for Monroe county in Deed Book 1963 Page 1300, granted and conveyed unto Keith A. Safin and Kelly A. Safin, husband and wife as tenants by the entireties
TAX ID: 20-85947
PIN: 20633302768579

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
KEITH A. SAFIN
KELLY A. SAFIN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
KEVIN P. DISKIN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3010 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being lot 5421, Section 5 of Pocono Farms East as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 17, page 23.

TITLE TO SAID PREMISES VESTED IN Joseph Spinelli, by Deed from M&T Mortgage Corporation, s/b/m to Keystone Financial Mortgage, dated 08/18/2008, recorded 10/02/2008 in Book 2342, Page 8978.

TAX CODE: 03/4D/1/190

TAX PIN: 03636601297518

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JOSEPH SPINELLI**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ADAM H. DAVIS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3104 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or pieces of land situate in the **Township of Stroud**, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of the public road leading from Pine Brook to Meisertown (Legislative Route No. 45080) said beginning point being distant two hundred feet on a course of South fifty-eight degrees fifty-nine minutes twenty seconds East from the most easterly corner of lands of Frank Lutzkowski; thence in and along the center of said road by other lands of Jose L. Consiglio and wife, the Grantors herein, of which this lot was the center of said road by other lands of Jose L. Consiglio and wife, the Grantors herein, of which this lot was for-

MONROE LEGAL REPORTER

merly a part of South fifty-eight degrees fifty-nine minutes twenty seconds East two hundred feet to a point in the center of said road; thence leaving said road by lands of the same South thirty-five degrees thirty minutes West (at 26.78 feet passing over a pin) five hundred feet to a pipe; thence by the same North fifty-eight degrees fifty-nine minutes twenty seconds West two hundred feet to a pipe; thence by the same North thirty-five degrees thirty minutes East (ast 462.71 feet passing over a pipe) five hundred feet to the place of BEGINNING.

BEING the same premises which Ruth Freedman and Hyman R. Freedman, her husband by Deed dated July 27, 1973 and recorded July 27, 1973 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 490 Page 146, granted and conveyed unto William H. Robinson and Elaine M. Robinson, his wife, Elaine M. Robinson departed this life on April 10, 2013.

TAX ID: 17/15/1/2-6
PIN: 17639303202982

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

WILLIAM H. ROBINSON

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
CHRISTINA C. VIOLA, Esquire

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 313 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, tract, parcel or piece of land situate in the **Township of Pocono**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron on the southwesterly line of a road forty (40) feet in width, said iron being the northeasterly corner of Lot No. 316, Section B, as shown on map entitled 'Section B, Pocono Laurel Lake, Joseph R. Mattioli, 29 March 1965'; thence along Lot No. 316, Section B, South sixty-four degrees fifty-five minutes twenty seconds West one hundred fifty feet to a point in line of Lot No. 310, Section B; thence partly along Lot No. 310, Section B, and partly along Lot No. 311, Section B, North twenty-five degrees four minutes forty seconds West one hundred feet to a point being the most southerly corner of Lot No. 314, Section B; thence along Lot No. 314, Section B, North sixty-four degrees fifty-five minutes twenty seconds East one hundred fifty feet to an iron on the southwesterly line of said road, South twenty-five degrees four minutes forty seconds East one hundred feet to the place of BEGINNING. BEING Lot No. 315, Section B, as shown on said map.

TITLE TO SAID PREMISES VESTED IN Malvina

Obolewicz, by Deed from Maria Mancini, dated 08/24/2007, recorded 08/29/2007 in Book 2314, Page 8931.

TAX CODE: 12/9A/2/127

TAX PIN: 12638203026265

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MALVINA OBOLEWICZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MEREDITH WOOTERS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3175 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or piece of land situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 289, Section J, as is more particularly set forth on Map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book 22, Pages 11, 13, 15 and 17.

UNDER AND SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as appear of record.

TITLE TO SAID PREMISES VESTED IN Luis R. Trenche Rivera, married, by Deed from Valerie Bracero, single and Damarie Cotto, single, dated 06/29/2005, recorded 06/30/2005 in Book 2230, Page 9239.

TAX CODE: 03/9C/1/190

TAX PIN: 03635918415451

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LUIS R. TRENCHERIVERA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

MONROE LEGAL REPORTER

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JONATHAN LOBB, Esquire

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3356 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN unit designated as Unit Number 211, being a Unit in the Foxfire Condominium, situate in the Borough of Mount Pocono, County of Monroe and Commonwealth of Pennsylvania as designated in the Declaration of Condominium of Foxfire Condominium, dated the 28th day of February, 1984, and recorded in the Office for the Recording of Deeds, &c., for the County of Monroe on the 8th day of March, 1984, in Deed Book Volume 1341, page 91; First Amendment to the Declaration dated July 14, 1984, recorded in Plot Book 55, Page 43; Second Amendment to the Declaration dated July 1, 1986, recorded in Record Book 1496, Page 1580; Third Amendment to the Declaration dated September 29, 1987, recorded in Record Book 1580, Page 1262; Correction to First Amendment dated January 6, 1988, recorded in Record Book 1599, Page 336; Fourth Amendment to the Declaration dated January 19, 1988, recorded in Record Book 1601, Page 1159, and Plats and Plans for Foxfire Condominium, in Plot Book 60, Page 16; Fifth Amendment to the Declaration dated January 28, 1988, recorded in Record Book 1633, Page 1323; Sixth Amendment to the Declaration dated April 7, 1989, recorded in Record Book 1675, Page 1553.

Together with all right, title and interest being a .5773% percentage undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

The grantee(s), for and on behalf of the grantee(s) and the grantees' heirs, personal representatives, successors and assigns, by the acceptance of this Deed, covenants and agrees to pay such charges for maintenance of, repairs to, replacement of and other expenses to connection with the Common Elements, and any Limited Common Elements appurtenant to said Unit, as may be assessed against him, them or said Unit, from time to time by the Executive Board of Foxfire Condominium in accordance with the Uniform Condominium Act of Pennsylvania and further covenants and agrees that the Unit conveyed by this Deed shall be subject to a lien for all amount so assessed except in so far as Section 3407(c) of said Uniform Condominium Act or the Declaration may relieve a subsequent Unit Owner of liability for prior unpaid assessments. This covenant shall run with and bind the Unit hereby conveyed and all subsequent owners thereof.

Under and subject to the covenants, restrictions, easements, terms, rights, agreements, conditions and rules and regulations as contained in the aforesaid Declaration of Foxfire Condominium and all amendments thereto, and in unrecorded By-Laws of Foxfire Condominium Associations, Inc.

Title to said Premises vested in David Cardona, indi-

vidual by Deed from Michael Depompo, married dated 11/04/04 and recorded 11/18/04 in the Monroe County Recorder of Deeds in Book 2208, Page 2737. Being known as 211 Foxfire Drive, Mount Pocono, PA 18344

Tax Parcel Number: 10/13/2/21-11

Tax Pin Number: 10635511563464B211

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DAVID CARDONA

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
PATRICK J WESNER,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3405 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being known as Lot 3309, Section 7 of Pocono Farms East, as shown on a plan of lots recorded in the Office for the Recording of Deeds, in Plot Book Volume 17, Page 123.

PIN No. 03-6367-03-20-4941

TAX Id. 3/4B/2/146

BEING the same premises which Federal Home Loan Mortgage Corporation, by Deed dated July 23, 1998 and recorded July 31, 1998 in the Monroe County Recorder of Deeds Office in Deed Book 2051, page 4187, granted and conveyed unto La Shawn A. Stevens.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LASHAWN A. STEVENS

A/K/A LASHAWN STEVENS

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written noti-

MONROE LEGAL REPORTER

fication of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
CHRISTOPHER DENARDO,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3449 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THE FOLLOWING Lot situate in the **Township of Tunkhannock**, County of Monroe and State of Pennsylvania, and being more particularly described as follows:

BEGINNING at a point, the intersection of the northerly line of North Shore Drive with the westerly line of Aspen Road as shown on map entitled "Section G, Indian Mountain Lake, 20 December 1961"; thence along the northerly line of North Shore Drive as shown on map, on a curve to the right having a radius of 350.00 feet an arc length of 150.00 feet to a point; thence along Lot No. 402 as shown on said map, (a radial line to the aforesaid curve) North 12 degrees 00 minutes 30 seconds West 190.76 feet to a point; thence along Lot No. 418 as shown on said map, North 57 degrees 46 minutes 10 seconds East (a radial line to the hereinafter described curve) 69.57 feet to a point; thence along the westerly line of Aspen Road, on a curve to the left having a radius of 1120.00 feet an arc length of 84.71 feet to a point of tangency; thence by the same, South 36 degrees 33 minutes 50 seconds East (a radial line to the first aforesaid curve) 115.28 feet to the place of BEGINNING, CONTAINING 0.49 acres, more or less.

BEING THE SAME PREMISES which Bank of New York, as Trustee for the Certificate Holders CWABS, Inc. Asset-Back Certificates Series 2005-16 by Countrywide Home Loans Servicing LP, by deed dated 8/12/09 and recorded 9/11/09 in Book 2359 Page 8202 conveyed to Anthony Mancini and Sharon Mancini.

Pin #: 20631116933885
Tax Code #: 20/8C/1/17

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ANTHONY MANCINI
A/K/A ANTHONY M. MANCINI
SHARON MANCINI
A/K/A SHARON L. MANCINI**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform

Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
SALVATORE FILIPPETTO,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3492 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN piece or parcel of land situate in the **Township of Polk**, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the easterly line of Valley Road East, being a common corner of Lot No. 20 and Lot No. 21 as shown on a plan titled "Final Plan, Subdivision of Lands of JER Leisure Lane, Inc., Sunset Acres, Section 2", dated September 3, 1993 and recorded December 21, 1993, in Plot Book Volume 65, page 248; thence along said easterly line of Valley Road East, North nine degrees thirty-nine minutes forty-five seconds East one hundred five feet to an iron pin, a point of curvature; thence along the intersection of said easterly line of Valley Road East, with the southerly line of Peggy Lane on a curve to the right having a radius of forty-five feet for an arc length of sixty-one and twenty-three one-hundredths feet (chord bearing and distance being North forty-eight degrees twenty-five seconds East fifty-six and sixty-one one-hundredths feet) to an iron pin, a point of tangency; thence along said southerly line of Peggy Lane, North eighty-seven degrees thirty-seven minutes six seconds East one hundred seventy-seven and ninety-four one-hundredths feet to an iron pin, a point of curvature; thence by the same on a curve to the right having a radius of forty-five feet for an arc length of thirty-seven and eighty-five one-hundredths feet (chord bearing and distance being South sixty-eight degrees seventeen minutes thirteen seconds East thirty-six and seventy-four one-hundredths feet) to an iron pin; thence by Lot No. 19, South two degrees twenty-two minutes fifty-four seconds East one hundred eighty-two and forty-nine one-hundredths feet to an iron pin; thence by the aforementioned Lot No. 21, North eighty degrees twenty minutes fifteen seconds West two hundred eighty-three and sixty-four one-hundredths feet to the place of BEGINNING, CONTAINING 1.013 acres of land. BEING Lot No. 20 as shown on the above

MONROE LEGAL REPORTER

described plan.
BEING the same premises which JER Leisure Lane, Inc., a Pennsylvania corporation, by Deed dated December 31, 1993 and recorded January 3, 1994, in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Record Book Vol. 1929, page 1748, granted and conveyed unto Frederick W. Devaughn and Lois N. Devaughn, his wife, Grantors hereof, in fee.
Parcel Identification No: 13/89149, Map #: 13-6237-00-53-6313

TITLE TO SAID PREMISES IS VESTED IN Linda M. Moore and Gary J. Applegate, as joint tenants with right of survivorship, by Deed from Frederick W. Devaughn and Lois N. Devaughn, h/w, dated 07/29/2005, recorded 08/03/2005 in Book 2234, Page 8963.

IMPROVEMENTS: Residential dwelling
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**GARY J. APPLGATE
LINDA M. MOORE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
HEATHER RILOFF
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3591 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN piece or parcel of land situate in **Ross Township**, Monroe County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe in the southerly line of Township Road 353 (a/k/a Mountain Road) and said iron pipe marking the northerly most common corner of Lot 11 and 12 as shown on a plan of lots entitled "Final Plan-Subdivision of Lands of Barry Andrews"; thence along said Lot 11 South 23 degrees 20 minutes 01 seconds East, 380.98 feet to an iron pipe; thence along lands of Barry Andrews (the Grantor hereof) South 63 degrees 10 minutes 08 seconds West, 120.25 feet to an iron pipe; thence along Lot 13 as shown on the above referenced plan of lots North

23 degrees 20 minutes 01 seconds West, 390.79 feet to an iron pipe; thence along said southerly line of Township Road No. 353 North 68 degrees 34 minutes 08 seconds East, 75.70 feet to a point, thence along the same North 66 degrees 36 minutes 37 seconds East, 44.37 feet to the place of BEGINNING. CONTAINING 46,359 square feet (1.062 acres) more or less.

BEING Lot 12 as shown on the above herein referenced plan of lots.

Pin Number: 15626604929266

Tax Code: 15/2A/6/13

Improvements situated thereon: Fleetwood 58x28 Stone Creek Modular Home.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

HOLLY ZIMMERMAN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MARK R. MALKAMES,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3674 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, piece or parcel of land situate in the **Township of Jackson**, County of Monroe and Commonwealth of Pennsylvania, shown as Lot No. 10 on a plan of Foxborough Heights Subdivision, Drawing 88D1936, as prepared by Joseph E. Policelli, Registered Surveyor, and recorded in the Recorder of Deeds Office for Monroe County in Plan Book 61, Page 437, bounded and described as follows:

Beginning at an iron pipe on the southwesterly line of Foxborough Court, and said pipe also marking the northeasterly corner of Lot Number 9; thence along said Lot Number 9, South 10 degrees 14 minutes 30 seconds west 316.14 feet to an iron pipe; thence along Lots Number 25 and 26, North 83 degrees 15 minutes 00 seconds West, 248.69 feet to an iron pipe; thence along Lot Number 11, North 34 degrees 28 minutes 56 seconds East 384.59 feet to an iron pipe on the westerly line of Foxborough Court, above

MONROE LEGAL REPORTER

mentioned; thence along said Foxborough Court, along a curve to the left having a radius of 220.00 feet, a central angle of 24 degrees 14 minutes 26 seconds, an arc distance of 93.08 feet to the place of beginning.

Under and Subject to the Restrictive Covenants, Notes and Easements on Plan of Foxborough Heights, Plot Book Volume 61, page 437.

Under and subject to the "Declaration of Covenants and Restrictions pertaining to land known as Foxborough Heights Subdivision" recorded in Records Book Volume 1707, Page 838.

BEING THE SAME PREMISES which Lucia Evans, by deed dated 04/30/2004 and recorded 05/05/2004 in Book 2189 Page 1767 conveyed to Mary Biggs and Paul Biggs.

Pin #: 08-6371-01-18-4065

Tax Code #: 08/87521

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARY BIGGS

PAUL BIGGS

MORTGAGOR(S) AND RECORD OWNER(S)

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

JOHN MICHAEL KOLESNIK,

ESQUIRE

Sheriff's Office
Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor

PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3697 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Tunkhannock**, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 5799 Section D-1, according to Plan of Emerald Lakes, recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pa. in Plot Book Volume 19, page 111, bounded and described as follows, to wit: In Plot Book Volume and Page Number according to aforementioned Plan on Record.

Under and subject to the covenants, restrictions and limitations of record.

TITLE TO SAID PREMISES VESTED IN Lawrence

D. Boe and Dorothy A. Boe, his wife, by Deed from Unidel Corporation, a Pennsylvania Corporation, dated 09/04/1982, recorded 10/20/1982 in Book 1214, page 340.

By virtue of the death of Lawrence D. Boe, property became solely vested to Dorothy A. Boe.

TAX CODE: 20/1C/1/410

TAX PIN: 20634404711266

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DOROTHY A. BOE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

MELISSA J. CANTWELL,

ESQUIRE

Sheriff's Office

Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor

PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 374 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN message and lot or piece of land situate in the **Township of Stroud**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe being the northeast corner of the entire tract of which this lot is a part: THENCE by lands of L. Hofstetter, formerly Ernest Werkheiser, South 25 degrees 20 minutes East 417 feet to a stone corner; thence by lands of Leonard Reish, formerly H.E. Dennis, South 75 degrees West 304 feet, more or less, to a point in the center line of Pennsylvania Traffic Route 191; thence along the center line of said road on a curve having a radius of 573.69 feet and an arc length of 314 feet, more or less, to a point; thence continuing along the center line of Route 191, North 15 degrees 33 minutes West 117 feet, more or less, to a point; thence leaving said road and y lands of A.J. Harlacher and Harry Pfeifer, formerly William Andre, North 76 degrees 37 minutes East 137.7 feet to the place of BEGINNING CONTAINING 1.98 acres, more or less, excepting the area taken for public right for way for Pennsylvania Traffic Route 191 as shown in the Pennsylvania Department of Highways Construction Plans for Legislative Route 45054, Section 3, on Sheets No. 6

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and No. 8, which plans are recorded in the herein-after recited Office.

UNDER AND SUBJECT to the conditions, exceptions, covenants reservations and restrictions as of record.

TITLE TO SAID PREMISES VESTED IN Richard Pompliano and Naomi Pompliano, his wife, by Deed from Charles H. Maier and Katherine B. Maier, his wife, dated 07/01/1986, recorded 07/01/1986 in Book 1496, Page 1695.

TAX CODE: 17/8/1/26-1

TAX PIN: 17730000625595

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

RICHARD JOHN POMPLIANO

A/K/A RICHARD POMPLIANO

NAOMI SANDRA POMPLIANO

A/K/A NAOMI POMPLIANO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

ALLISON F. ZUCKERMAN, Esquire

Sheriff's Office

Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor

PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3790 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JULY 31, 2014

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THOSE CERTAIN TEN LOTS and parcels of land situate in **Smithfield Township**, Monroe County, Pennsylvania, described as follows, to wit Lots Nos. 128 through 132, Section 1-A, and Lots Nos. 133 through 137, Section A, containing in frontage 200 feet.

Both of the above parcels are shown on 'Plotting No. 1, Lake Valhalla, Inc., Smithfield Township, Monroe County, Pennsylvania', and recorded in the Monroe County Recorder's Office in Plot Book No. 8, Page 68.

TOGETHER WITH an easement for the maintenance of a drainfield as part of an on-site sewage disposal system, including the right, liberty, privilege and easement over and on the designated area which has been tested for a drainfield on Lots, 82 through 91, inclusive, Section 1-A, Lake Valhalla Development, to be used for the construction of a drainfield and pipelines leading to Grantees' above described Lots, to be used in conjunction with an on-site sewage disposal system for the dwelling house to be constructed on the above described Grantees' Lots. The easement for the drainfield is on property of the parents of John A. Nola, IV, which said parents acquired by Deed dated February 19, 2001, and recorded in the aforesaid Recorder's Office in Record Book Volume 2091, at Page 6451. The said easement shall be for the sole purpose of using, operating and maintaining the said drainfield as part of the disposal system on Grantees' said Lots.

The said easement shall be for the sole purpose of providing a drainfield for the use, operation, and maintenance of the said on-site sewage disposal system on Grantees' said Lots, and/or effecting such cleaning, repairs, maintenance, replacement, and reconstruction of the drainfield on said parents' Lots and the pipelines to it as may from time to time be necessary.

1. Any and all costs of operating, cleaning, repairs, maintenance or reconstruction of the said drainfield and pipeline leading to it shall be borne by Grantees.

2. The septic tank for the system on Grantees' Lots is required to be anaerobic tank manufactured by Cromaglass, or by another manufacturer of equal of better quality and performance than that of Cromaglass.

3. In the event of any malfunctions or clogging of the said drainfield, or pipelines, which is a part of Grantees' sewage disposal system, Grantees shall forthwith carry out such maintenance, replacement, or restoration, as shall be necessary to return the drainfield to a properly functioning condition, and, if necessary, obtaining approval by the SEO, as to whatever will be required to complete any necessary restoration of the drainfield, and pipelines, or proper maintenance thereof. If required, the SEO shall approve any required replacement, restoration and repairs.

4. The said parents shall continue to enjoy the exclusive use of the surface of the drainfield subject to the aforesaid easements, for any and all purposes which do no interfere with or prevent the proper functioning and use by the Grantees of this easement for said drainfield and the pipes leading to it.

The above easement shall run with the land and shall be binding upon the heirs, successors and assigns of said parents and Grantees to this conveyance, provided that when there are EDUs available for the central sewage disposal system servicing Lake Valhalla, then this easement will terminate upon Grantees being able to purchase an EDU to service their dwelling house with the central sewage disposal system. Grantees shall be required to pay for the costs of tapping into the central sewage line in the street which fronts on the Grantees' Lots. At their option, they may construct a sewage line over the 15 foot wide area along the northeasterly side of said parents' property to the main sewage pipe in Lilac Drive, which line is required to be located within an area of 15 feet in width along the easterly side of the dividing line between Lots 125 and 126, which dividing line is the northeasterly side of said parents' Lots. The pipe leading from Grantees' house will be located within said area of 15 feet along said northeasterly boundary line; said line will be constructed at the expense of Grantees who shall cover over in a proper manner the ditch or trench for said sewage pipe leading from their house to the sewer line in Lilac Drive.

TITLE TO SAID PREMISES VESTED IN John A. Nola, IV and Jessica Azarelo, as joint tenants with the right of survivorship, by Deed from John A. Nola, IV and Jessica Azarelo, dated 08/03/2006, recorded 08/04/2006 in Book 2276, Page 6676.

PARCEL 1:

TAX CODE3: 16/10/2/22

TAX PIN: 16731201158660

PARCEL 2:

TAX CODE: 16/10/2/21-6

TAX PIN: 16731201157586

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

JESSICA NOLA

A/K/A JESSICA AZARELO

JOHN A. NOLA IV

A/K/A JOHN NOLA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such

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amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MEREDITH WOOTERS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3798 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or lots, pieces of ground situate in **Middle Smithfield Township**, Monroe County, Pennsylvania, being Lot of Lots Nos. 143, Phase I, as is more completely set forth on the Big Ridge, Plot Plan of Mid-Monroe Development Corp., which plan is duly recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, Commonwealth of Pennsylvania, in Plot Book Volume 62, Page 225.

UNDER AND SUBJECT to all conditions, covenants and restrictions as of record.

TITLE TO SAID PREMISES VESTED IN Chinazo Echezona-Johnson by deed John Heyliger and Yvonne Horne-Heyliger dated 06/08/2005 and recorded 12/02/2005 in Book 2250, Page 2337.

TAX CODE: 09/87001

TAX PIN: 09732302870825

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CHINAZO ECHEZONA-JOHNSON

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
LAUREN R. TABAS,
ESQUIRE

Sheriff's Office

Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3877 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

PROPERTY SITUATED IN City of Effort, County of Monroe, State of Pennsylvania, to wit: All that certain lot, parcel or piece of land situate in the **Township of Chestnuthill**, County of Monroe and Commonwealth of Pennsylvania, designated ad Lot No. 17 on a map entitled "Map of Final Plan, Section One, The Birches West", recorded in plot Book Volume 36, Page 69, further bounded and described as follows, to wit:

Beginning at an iron on the Westerly line of Shenkel Road, said iron being the Southwesterly corner of Lot no. 18 as shown on the aforesaid map; thence along the Westerly line of Shenkel Road, South 8 degrees 7 minutes 0 seconds East 180.67 feet to an iron; thence along Shenkel Ridge, South 81 degrees 53 minutes 0 seconds West 120.83 feet to an iron; thence along the same South 71 degrees 45 minutes 47 seconds West 114.48 feet to an iron; thence along lands of Marketing Technology, Inc., North 20 degrees 57 minutes 35 seconds West 163.50 feet to an iron, the Southwesterly corner of Lot no. 18 as shown on the aforesaid map; thence along Lot no. 18, North 69 degrees 2 minutes 25 seconds East 186.15 feet to an iron; thence along the same, North 81 degrees 53 minutes 0 seconds East 88.36 feet to the place of beginning. Containing 1.009 acres, more or less.

Under and Subject to the same Declaration of Protective Covenants, restrictions, exceptions, reservations and Conditions that apply for "The Birches West" as recorded in Deed Book Volume 879, Page 194 and amended in Deed Book Volume 882, Page 169.

Together with all and singular the improvements ways, streets, alley, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right title interest, property, claim and demand whatsoever of the said grantors as well at law as in equity, of, in, and to the same.

Tax Id: 2/14D/1/2

PIN NO. 02633002859098

For information purposes only - property a/k/a 17 Shenkel Road, Effort, PA 18330-9055

TITLE TO SAID PREMISES IS VESTED IN Joseph M. Herold and Sondra L. Herold, husband and wife, as tenants by entireties, from Joseph M. Herold and Sondra L. Herold, husband and wife and Walter T. Krynicky and Josephine Louise Krynicky, husband and wife, dated 10/27/1997 and recorded 11/03/1997 in Book 2041, Page 6670.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SONDRA L. HEROLD

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform

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Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
CHANDRA M. ARKEMA,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4032 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THE FOLLOWING lot situate in the **Township of Tunkhannock**, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 113, Section 8, as shown on "Plotting of Sierra View", Tunkhannock Township, Monroe County, Pennsylvania, made by VEP & Associates, Inc., and recorded in Monroe County, Pennsylvania in Plot Book No. 36 at Page No. 57.

UNDER AND SUBJECT to restriction covenants, etc., as set forth in the chain of title of record in Monroe County Courthouse.

TITLE TO SAID PREMISES VESTED IN Kirkland G. Keating, married and Elijah Allen, single, as tenants in common, by Deed from Otto Hedemus, widower, dated 05/02/2002, recorded 05/09/2002 in Book 2121, Page 6042.

TAX CODE: 20/3A/2/2

TAX PIN: 20633101365649

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**KIRKLAND G. KEATING
ELIJAH ALLEN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MEREDITH WOOTERS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4066 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

SITUATE IN THE County of Monroe, Commonwealth of Pennsylvania, the following described property: ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being known as Lot No. 4062, Section H-IV of Stillwater Lakes as shown on a Plan of Lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 20, Page 109.

Being Known As: 4062 Stillwater Lakes Hunter Drive, Pocono Summit, PA 18346

TAX CODE: 3/14F/2/236

PIN NO.: 03634604703610

TITLE TO SAID PREMISES IS VESTED IN Sandra Chavis by deed from Michael Angel Angulo and Lori Ann Angulo, husband and wife dated 04/11/2005 recorded 04/18/2005 in Deed Book 2222 Page 2911. Having been erected thereon a single family dwelling **SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**

SANDRA CHAVIS

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
DAVID NEEREN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage

MONROE LEGAL REPORTER

Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4075 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JULY 31, 2014

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 162, Section D, A Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 18, Page 103.

PARCEL No. 3/8B/2/308

PIN No. 03635816725504

BEING known as 4357 Woodland Drive a/k/a Lot 162 Sec D Pocono Country Place, Tobyhanna, PA 18466. BEING the same premises that Jack Sharkey and Catherine M. Sharkey, husband and wife, by Deed date March 24, 2004 and recorded April 2, 2004 in the County of Monroe (in Book 2186 Page 2555) / (as Document No. 200414691) granted and conveyed unto Jerry D. James, single and Carla Thomas, single, his/her heirs and assigns, in fee.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CARLA THOMAS

JERRY D. JAMES

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
THOMAS M. FEDERMAN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4114 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JULY 31, 2014

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Price** AMH county of Monroe and commonwealth of Pennsylvania, being lot no. 59 section 2, south ridge, as shown on a plan of lots recorded in the office of the recorded of deeds in and for the county of Monroe at Stroudsburg, Pennsylvania in plot book volume 74, page 71.

UNDER AND SUBJECT to any and all reservations, restrictions, condition, covenants, etc., that are contained in the chain of title.

TITLE TO SAID PREMISES VESTED IN James Fontenelle, a single person, by Deeds from Kal-Tac, Inc., a Pennsylvania Corporation, dated 08/26/2004, recorded 08/27/2004 in Book 2200, Page 4667.

TAX CODE: 14/96496

TAX PIN: 14730400344945

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JAMES FONTENELLE

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOSEPH E. DEBARBERIE,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4245 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JULY 31, 2014

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THE FOLLOWING lot situate in the **Township of Tunkhannock**, County of Monroe and State of Pennsylvania, and being more particularly described as follows:

Being all of Lot 4203 in Section SS-1, as shown and designated on plan of Indian Mountain Lakes, Section SS-1, made by Leo Achterman, Jr., Civil Engineer and Surveyor, dated January 11, 1982, revised July 21, 1986 and recorded at the Monroe County Recorder's Office on October 3, 1986 in Map Book 58, page 248.

Under and subject to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provision as more particularly set forth in the above recited deed

TITLE TO SAID PREMISES VESTED IN Floyd Lee Taylor, Jr. and Frances R. Taylor, h/w, by Deed from

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Floyd Lee Taylor, Jr., married man, dated 06/20/2006, recorded 07/27/2006 in Book 2275, Page 6330.

TAX CODE: 20/8K/1/277

TAX PIN: 20632104536546

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

FRANCES R. TAYLOR

FLOYD LEE TAYLOR, JR

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MELISSA J. CANTWELL,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 42 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or piece of ground situate in the **Township of Polk**, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the southerly line of White Oak Drive, said beginning point being South 85 degrees 40 minutes East two hundred (200) feet from the intersection of the Easterly line of Black Oak Drive with the Southerly line of White Oak Drive; thence in and along the Southerly line of White Oak Drive South 85 degrees 40 minutes East one hundred (100) feet to a point, said point marking the northwest corner of Lot No. 34 being conveyed to Otto and Josephine Bandanza; thence in and along the Westerly line of Lot No. 34 South 01 degree 59 minutes West one hundred fifty feet to a point, said point marking the Southwest corner of Lot No. 34; thence in and along other lands of the grantors North 85 degrees 40 minutes West one hundred (100) feet to a point; said point marking the Southeast corner of Lot No. 38, thence in and along the Easterly line of Lot NO. 38 North 1 degree 59 minutes East one hundred fifty (150) feet to the place of BEGINNING.

BEING Lot No. 36 on the South side of White Oak Drive, Section A, on the plan or plot of lots surveyed and drawn by Elwood Beers and Howard Dotter, March 1960, designated as the Plan of El-Do Lake Development Inc.

UNDER AND SUBJECT to the Restrictions, etc., as appear in the aforementioned deed.

TITLE TO SAID PREMISES VESTED IN Vincent Ruggiero from Ronald Bandanza and Emma Bandanza, by Deed, dated 05/19/2004 and recorded 06/02/2004 in Book 2191 Page 8900.

TAX CODE: 13/11A/1/41

TAX PIN: 13621901067062

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

VINCENT RUGGIERO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ADAM H. DAVIS, Esquire

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4332 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land lying and being situate in the **Township of Jackson**, County of Monroe and Commonwealth of Pennsylvania, being designated as Lot 11, on the Plan entitled "Final Plan of Subdivision of Wooded Acres, Jackson Township, Monroe County, Pa." prepared by Eugene B. O'Connell, Professional Land Surveyor dated January 18, 1988 and filed in the Office for the Record of Deeds, Monroe County, at Stroudsburg, Pennsylvania on August 18, 1988 in Plot Book 60, Page 339 and containing 1.1680 acres, more or less.

BEING the same premises which William V. Barone and Kathleen J. Barone, his wife by Deed dated March 24, 1993 and recorded March 30, 1993 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 1879 Page 1043, granted and conveyed unto Paul Mattura and Zina Mattura, his wife, as tenants by the entireties

TAX ID: 08/117508

PIN: 08636102767504

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

PAUL MATTURA

ZINA MATTURA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

MONROE LEGAL REPORTER

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
KEVIN P. DISKIN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4338 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN piece, parcel or tract of land situate in the **Township of Middle Smithfield**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point at the intersection of a twenty feet wide right-of-way which is for the use of Lots No. M-192 and M-193 only for a distance of one hundred twelve and six-tenths feet, with a thirty-three feet wide right-of-way known as Southview Drive; THENCE along the middle of the abovementioned twenty feet wide right-of-way North seventy-one degrees thirty-two minutes West one hundred twelve and six-tenths feet to a point at the end of the right-of-way; thence North eight degrees thirty minutes West one hundred forty-five feet more or less to a point; thence South seventy-seven degrees three minutes West one hundred ninety-four and six-tenths feet to a point; thence South twelve degrees thirty-four minutes East two-hundred sixty-five feet, more or less, to a point in the middle of Southview Drive; thence along the middle of Southview Drive North sixty-seven degrees thirty-eight minutes East three hundred five and five-tenths feet to the place of BEGINNING. CONTAINING one and eighteen hundredths acres, more or less.

TITLE TO SAID PREMISES VESTED IN Silvia C. Barrios, by Deed from Ralph A. Aponte and Silvia C. Barrios, h/w, dated 01/27/2006, recorded 05/11/2006 in Book 2267, Page 2334.

TAX CODE: 9/10A/1/96
TAX PIN: 09732403111310

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
SILVIA C. BARRIOS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file

in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOSEPH E. DEBARBERIE,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4358 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THOSE CERTAIN lots, pieces or parcels of land situate in the **Township of Stroud**, County of Monroe and State of Pennsylvania, designated as Lot Nos. 28, 29 and 30, on a revised map of White Oaks Manor as recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pennsylvania in Map Book 19, Page 89. BEING LOTS NOS. 28, 29 and 30.

UNDER AND SUBJECT to the covenants, conditions and restrictions of record.

TAX CODE #17/14B/2/47, 17/14B/2/48 and 17/14B/2/49

BEING THE SAME PREMISES which Christian C. Houck and Christine L. Houck, his wife, by Deed dated July 29, 1994 and recorded in the Office of the Recorder of Deeds of Monroe County on July 29, 1994 in Deed Book Volume 1964, Page 1155, granted and conveyed unto Christian C. Houck and Christine L. Houck.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**CHRISTIAN C. HOUCK
CHRISTINE L. HOUCK**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ALLISON F. ZUCKERMAN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

MONROE LEGAL REPORTER

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4395 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel, piece of ground, with the improvement thereon erected, situate in the Village of Kresgeville, **Polk Township**, Monroe County, Pennsylvania, adjoining lands now or late of Lucy L. Heiney, by deed dated January 17, 1889, by the Pohopoko Creek and the public road leading from Kresgeville to Dottersville, being Eighty (80) feet in front on said public road and Two Hundred Eighty (280) feet deep and described on the partition for sale of real estate of John Merwine deceased, as Lot No. 4.

THE ABOVE CITED PARCEL of land being more definitely described by concurrent survey of W.D. Kitson, R.E., date August 30, 1961, as follows, to wit:

BEGINNING at a point on the easterly side of the public road leading from Kresgeville to Jonas (L.R. 45045); thence by lands now or late of Fred Smale due East (at Twenty and One tenth (20.1) feet) passing over a pipe, crossing a mill race and passing through a frame shed at Two Hundred Sixty-five and Sixty-eight hundredths (365.68) feet passing over another pipe Two Hundred Eighty (280) feet to a point in a stream channel; thence by the same South Nine (9) degrees Five (5) minutes East, Eighty (80) feet to a pipe; thence by lands now or late of Harold Burger due West recrossing said stream channel and said mill race (at Two Hundred Sixty-eight and Nine tenths (268.9) feet passing over a pipe) Two Hundred Eighty (280) feet to a point on the easterly side of the aforesaid public road; thence along the easterly side of said road North Nine (9) degrees Five (5) minutes West, Eighty (80) feet to THE PLACE OF BEGINNING.

BEING THE SAME PREMISES WHICH Vane W. Smale, widower, by Debra Shea, as Attorney-In-Fact, by Deed dated 4/5/02 and recorded 4/15/02 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2119, page 6578, granted and conveyed unto Robert Smale and Gloria Smale

IMPROVEMENTS: Residential property.

TAX CODE NO. 13/6/1/27

PIN #13222701265372

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ROBERT SMALE
GLORIA SMALE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance there-

with will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
RICHARD J. NALBANDIAN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4410 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Barrett**, County of Monroe and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pipe on the easterly line of Beartown Road, T-598, said iron pipe being the northwesterly corner of Lot No. 203 as shown on map entitled "Section A, Wildwood Manor Estates, Revised 8 June 1981"; thence along the easterly line of Beartown Road, N10D49 minutes 40 seconds E, 150.00 feet to an iron pipe; thence along Lot No. 205 as shown on said Map, S79D10 minutes 20 seconds E, 300.28 feet to an iron pipe; thence along Lot No. 213 and Lot No. 214, Section B, S10-D49 minutes 40 seconds W, 150.00 feet to an iron pipe; thence along Lot No. 203 as shown on said map, N79D10 minutes 20 seconds W, 300.28 feet to the place of BEGINNING.

CONTAINING 1.034 acres, more or less.

BEING Lot No. 204 as shown on the aforesaid map. TITLE TO SAID PREMISES VESTED IN Eugene R. Boone, III and Christine P. Boone, h/w, by Deed from Joseph J. Valenti and Melissa R. Valenti, h/w, dated 06/10/2002, recorded 06/11/2002 in Book 2124, Page 1579.

TAX CODE: 01/7B/1/11

TAX PIN: 01639702896061

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**EUGENE R. BOONE, III
CHRISTINE P. BOONE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

MONROE LEGAL REPORTER

ADAM H. DAVIS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4437 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN Condominium Unit situate, lying and being the **Borough of Mount Pocono**, County of Monroe and Commonwealth of Pennsylvania, including the improvements and appurtenances thereto belonging subject to the provisions of the Pennsylvania Condominium Act (68 Pa. C.S. 3101 st seq.) the amendments and supplements thereto and the provision of that certain Declarations of this Condominium dated June 29, 1987 and recorded October 15, 1987 in the Monroe County record Book volume No. 1583 at page 9913 more particularly described as Unit A108 in said Declaration aforesaid, and which Unit of herewith conveyed in conformity with the Condominium Act aforesaid, and includes the fee in a undivided 1,9230 percent interest in the Common Elements of this Condominium.

Subject to the provision of the Pennsylvania Condominium Act, the supplements and amended thereto, and the conditions, restrictions, covenants and agreements set forth in the Declaration aforesaid, including the By-Laws of Condominium Association and any amendments thereto as they may be, from time to time amended by instruments duly recorded in the Office of the Recorder of Deeds of this County, which provisions together with any amendments thereto, shall constitute covenants running with the land and shall bind forever any person having, at any time, any interest or estate in the Unit as though such provisions were recorded and stipulated at length herein.

Subject to easements zoning requirements and other restrictions of record, if any.

BEING THE SAME PREMISES WHICH Abbas Abbaspour, by Deed dated 2/27/08 and recorded 2/28/2008 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2328, Page 1671, granted and conveyed unto Joseph Toth and Elizabeth Toth.

IMPROVEMENTS: Residential property.

TAX CODE NO. 10/6/11/16-8

PIN #10635620708815

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOSEPH TOTH

ELIZABETH TOTH

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
RICHARD NALBANDIAN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4519 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN piece or parcel of land, and messuage, situate in Analomink, **Stroud Township**, Monroe County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a concrete monument set in line of lands of Consolidated Railway Corporation (formerly Erie-Lackawanna Railroad) said concrete monument also being the westerly most common corner of lands of John W. Schimmel; thence along said lands of Consolidated Railway Corporation along a curve to the left having a radius of 917.1 feet an arc length of 200.77 feet (chord bearing and distance: North 17 degrees, 21 minutes, 11 second West, 200.37 feet) to an iron pipe; thence by lands of the Analomink Methodist Episcopal Church North 58 degrees, 01 minutes, 15 seconds East, 161.50 feet to an iron pipe; thence along lands of Pasquale Capozzolo (formerly the school house lot) South 32 degrees 18 minutes 08 seconds East 137.00 feet to a cut cross on stone; thence by the same North 58 degrees, 01 minutes, 15 seconds East, 60.00 feet to an iron pipe; thence still by the same South 32 degrees, 18 minutes 08 seconds East, 60.00 feet to an iron pipe; thence still by the same South 32 degrees, 18 minutes, 08 seconds East, 82.65 feet to an iron pipe; thence along the westerly right-of-way of Pennsylvania Traffic Route 191 (L.R. 169)(said right-of-way being a total of 33 feet in width) along a curve to the right having a radius of 381.68 feet an arc length of 40.05 feet (chord bearing and distance: South 25 degrees, 36 minutes, 27 seconds West, 40.03 feet to a railroad spike; thence along lands of Raymond E. Davies South 71 degrees, 54 minutes, 55 seconds West, 91.83 feet to a point from which an iron pipe bears South 20 degrees, 51 minutes, 05 seconds East, 0.40 feet; thence by the same South 70 degrees, 16 minutes, 55 seconds West, 26.54 feet to an iron pipe; thence partially by the same and partially by lands of John W. Schimmel South 65 degrees, 56 minutes 37 seconds West 125.99 feet to the place of BEGINNING. CONTAINING 46,708.4 square feet 1.0722 acres more or less.

Title to said premises is vested in Walter Jennings, Jr by deed from Benjamin Krayer dated May 4, 2012 and recorded May 17, 2012 in Deed Book 2402, Page 5894.

Being Known As: 2359 Paradise Trail a/k/a Route 447, Analomink, Stroud, Monroe County, PA 18320

MONROE LEGAL REPORTER

Parcel # 17/1/3/25
Pin # 17639304723346

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

WALTER JENNINGS, JR.

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MARC S. WEISBERG,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4621 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of ground situate in the **Township of Chestnuthill**, County of Monroe and State of Pennsylvania, being Lot 78, Phase 1, as is more particularly set forth on the Plot Map of Whispering Woods, dated September 24, 2001 and recorded April 5, 2002 in the Office for the Recording of Deeds, etc. Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 74, Pages 52, 53, 54, 55, 56 and 57.

TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.

UNDER AND SUBJECT to DEED RESTRICTIONS FOR WHISPERING WOODS as found in prior deed of record.

UNDER AND SUBJECT to the covenants, conditions and restrictions which may be found in prior deed of record.

TITLE TO SAID PREMISES VESTED IN Eric D. Singh and Maywattie Lall, his wife and Deomendra Lall, tenancy to be held as follows: The Marital unit, Eric D. Singh tenancy to be held as follows: The Marital unit, Eric D. Singh and Maywattie Lall, his wife, hold title to 2/3 interest as tenants by the entireties. Between the marital unit and Deomendra Hall title shall be held as tenants in common, by Deed from LTS Development, Inc., a Pennsylvania Corporation, dated 09/13/2002, recorded 10/18/2002 in Book 2134, Page 4588.

TAX CODE: 02/96434

TAX PIN: 02634004606509

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ERIC D. SINGH
DEOMENDRA LALL
MAYWATTIE LALL**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOHN MICHAEL KOLESNIK,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4665 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN tract, piece or parcel of land situate in the **Township of Jackson**, County of Monroe and State of Pennsylvania, being Lot No. 24, Fall Creek Estates, Section One, recorded in Plot Book Volume 58, page 101, being described as follows, to wit:

BEGINNING at an iron on the northerly side of a cul-de-sac at the northerly end of Alan Court, said iron being a corner of lands to be conveyed to Alan Altomose, thence along lands to be conveyed to Alan Altomose, N 47 degrees 14 minutes 00 seconds E (Magnetic Meridian) for 327.84 feet to an iron in line of lands of Pa. State Game Lands No. 38, thence along Pa. State Game Lands No. 38, S 76 degrees 36 minutes 53 seconds E for 265.04 feet to an iron a corner of Lot No. 20, Fall Creek Estates, Section One and in a P.P. & L. Co., right-of-way, thence in said P.P. & L. Co. right-of-way and along Lot No. 20, S 43 degrees 31 minutes 00 second W for 406.45 feet to an iron a corner of Lots No. 21 and 23, Fall Creek Estates, Section One, thence along Lot No. 23, N 68 degrees 42 minutes 13 seconds W for 224.07 feet to an iron on the easterly side of a cul-de-sac at the northerly end of Alan Court, thence along said cul-de-sac on a curve to the left having a radius of 50.00 feet and an arc length of 55.91 feet to the place of BEGINNING. CONTAINING 2.106 acres, more or less.

UNDER AND SUBJECT to existing P.P. & L. Co., right-of-way as set forth in Deed Book Volume 169, page 306.

MONROE LEGAL REPORTER

TITLE TO SAID PREMISES VESTED IN John A. Valenti and Denise A. Valenti, his wife, by Deed from John A. Valenti and Denise A. Valenti, his wife, dated 03/10/2000, recorded 03/14/2000 in Book 2076, Page 1993.

TAX CODE: 08/7B/1/24
TAX PIN: 08635203345464

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOHN A. VALENTI
DENISE A. VALENTI

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ADAM H. DAVIS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4682 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JULY 31, 2014
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN tract, parcel or piece of land lying and being situate in the **Township of Hamilton**, County of Monroe and Commonwealth of Pennsylvania, being known and designated as Lot No. 9 on the subdivision plan entitled 'Phase I, Final Plans, White Oak Country Estates' prepared by RKR Hess Associations and recorded in the Office of the Recorder of Deeds in and for Monroe County Pennsylvania, in Plot Book 68, page 163.

UNDER AND SUBJECT to the Covenants, Conditions, Restrictions and Easements on 'Phase I, Final Plans, White Oak Country Estates' recorded in Plot Book 68, page 163.

ALSO UNDER AND SUBJECT to the Declaration of Protective Covenants, Restrictions and Easements for White Oak Country Estates recorded in Recorded Book 2029, page 9254, and the Declaration of Architectural Control and Use Restrictions for White Oak Country Estates as recorded in Record Book 2029, page 9267, and as amended in First Amendment recorded in Record Book 2044, page 74.

The Protective Covenants referenced herein mandate formation of a Property Owner's Association and for the Association, after Declarant installation and payment for an operational community sewage, col-

lection, treatment and disposal system, to maintain the system. The Covenants further mandate that the instant Grantees, their heirs, successors and assigns, join the existing Association and pay dues to it for, among other items, maintenance of the said sewage system. The Declarant is solely responsible for the costs of installing and making said system operational. Hamilton Township shall have no responsibility for installation, maintenance or repair of the sewage system or any of its components in the said sewage system.

TITLE TO SAID PREMISES VESTED IN Christopher Jackson and Jewel Arnold, h/w, by Deed from Blanca L. Vergara, dated 09/23/2005, recorded 12/08/2005 in Book 2251, Page 404.

TAX CODE: 7/119192
TAX PIN: 07628800444134

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JEWEL ARNOLD
A/K/A JEWEL R. ARNOLD
A/K/A JEWEL R. ARNOLD JACKSON
CHRISTOPHER JACKSON

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MEREDITH WOOTERS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4709 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JULY 31, 2014
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN tract or parcel of land situate in the **Township of Polk**, County of Monroe and Commonwealth of Pennsylvania, designated as Tract #12 on a map of Evergreen Lake, Plotting #1, recorded in the Office for the Recording of Deeds etc. at Stroudsburg, Pennsylvania in Plat Book 15, Page 33, bounded and described as follows, to wit:

BEGINNING at a pipe on the Eastern edge of a 40 foot road known as Mountain Road and leading to Township Route 439 from Township Route 444 to Effort, being also a corner of existing Lot #221, thence along the Eastern edge of said Mountain Road, South 20 Degrees 05 Minutes 50 Seconds East for

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345.87 feet to a pipe being also a corner of Tract #15, thence along Tract #15, South 69 Degrees 54 Minutes 10 Seconds West for 653.27 feet to a pipe in line of Tract #13, thence along Tract #13, North 16 Degrees 50 Minutes 35 Seconds West for 273.95 feet to a pipe in line of existing Lot 122 of Walter A. Stann, Jr., thence along existing Lot #22, North 68 Degrees 44 Minutes 45 Seconds East for 200.00 feet to a pipe, thence along the same, North 21 Degrees 11 Minutes 00 Seconds West for 35.03 feet to a pipe, being also a corner of existing Lot #22A of Walter A. Stann, Jr., thence along existing Lot #22A, North 64 Degrees 35 Minutes 45 Seconds East for 359.96 feet to a pipe, thence along the same North 69 Degrees 54 Minutes 10 Seconds East for 80.00 feet to the point of BEGINNING.

CONTAINING 4.653 acres, more or less.
UNDER AND SUBJECT to all covenants, conditions and restrictions of record.

TITLE TO SAID PREMISES VESTED IN Jessica A. Whittaker, by Deed from Ronald J. Stidmon and Rosemary M. Stidmon, h/w, dated 08/23/2003, recorded 09/05/2003 in Book 2166, Page 2315.

TAX CODE: 13/7A/1/40

TAX PIN: 13622801356066

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JESSICA A. WHITTAKER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOHN MICHAEL KOLESNIK,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4757 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JULY 31, 2014

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIER'S CHECK OR CASH

ALL THOSE CERTAIN lots or pieces of land situate in the **Township of Paradise**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the westerly sideline of Pa. Legislative Route 45028, said point being a common corner of Lot No. 1 and Lot No. 2 as shown on a plan titled 'Final Plan, Subdivision of Lands of Verna

Mortimer,' Paradise Township, Monroe County, Pennsylvania, dated April 30, 1971, prepared by Edward C. Hess Associates, Inc. and recorded in Plot Book Vol. 14, Page 143; thence leaving said road and by Lot No. 2 South 70 degrees 44 minutes 07 seconds West 183.96 feet to a point in line of Lot No. 4, a common corner of Lot No. 1 and Lot No. 2; thence by Lot No. 4 North 20 degrees 09 minute 39 seconds West 105.00 feet to a point in line of lands of George J. Vogt, said point being North 47 degrees 16 minutes 42 seconds East from an iron pipe, a common corner of lands of Donald P. Magdzak and George J. Vogt; thence by lands of said Vogt North 47 degrees 16 minutes 42 seconds East 195.19 feet to a point in the westerly sideline of the aforementioned Pa. Legislative Route 45028; thence along the westerly sideline of said road South 21 degrees 38 minutes 26 seconds East 157.85 feet to a point; thence by the same South 19 degrees 15 minutes 53 seconds East 24.95 feet to the place of BEGINNING. CONTAINING 26,345 square feet, more or less.
BEING Lot No. 1 as shown on the above mentioned plan.

TITLE TO SAID PREMISES VESTED IN Hector Febo a/k/a Hector Febo, Jr., by Deed dated 8/17/2012 from Hector Febo a/k/a Hector Febo, Jr. and Yolanda Febo, recorded 9/11/2012 in Deed Book 2407, page 9477.

TAX CODE: 11/5A/3/8

TAX PIN: 11637604834066

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

HECTOR FEBO

A/K/A HECTOR FEBO, JR.

YOLANDA FEBO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MEREDITH WOOTERS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4969 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JULY 31, 2014

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIER'S CHECK OR CASH

ALL THAT CERTAIN two lots or pieces of land situate

MONROE LEGAL REPORTER

in the **Borough of Stroudsburg**, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

NO. 1. BEGINNING at a pipe on the southerly side of an alley, the northwesterly corner of lands conveyed by Lena P. Newman, et al. to Samuel M. Monatt and wife by deed dated Jan. 31, 1952 and recorded in Deed Book Vol. 183 page 473, thence by lands of Samuel M. Monatt and wife, South fourteen degrees East seventy-one feet to a point from which a pipe on the northerly side of Thomas Street, a corner of lands of Anna Seibert Wyckoff and lands of Samuel M. Monatt and wife, bears South fourteen degrees East distant seventy-nine feet; thence by lands of Anna Seibert Wyckoff, of which this lot was formerly a part, South seventy-six degrees West eight-tenths of a foot to a point; thence by the same North fourteen degrees West seventy-one feet to a point; thence along the southerly side of said alley, North seventy-six degrees East eight-tenths of a foot to the place of BEGINNING.

NO.2. BEGINNING at a post on the North side of Thomas Street, a corner of lot of land late of Amzi B. Wyckoff; thence along the same North fourteen degrees West one hundred and fifty feet to a post on the South side of an alley; thence along the South side of said alley, North seventy-six degrees East forty feet to Wallace Street; thence along the West side of said Wallace Street South fourteen degrees East one hundred fifty feet to a post on the North side of said Thomas Street; thence along the North side of said Thomas Street South seventy-six degrees West forty feet to the place of BEGINNING.

UNDER AND SUBJECT to restrictions as of record. **TITLE TO SAID PREMISES IS VESTED IN** Edwin M. Van Meter and Mary A. VanMeter, his wife, by Deed from Ellen Monatt, widow, dated 07/14/1986, recorded 07/14/1986 in Book 1499, Page 197.

TAX CODE: 18-2/1/17/4

TAX PIN: 18-7301-19-50-7013

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MARY A. VAN METER
A/K/A MARY A. VAN METER
EDWIN M. VANMETER
A/K/A EDWIN M. VAN METER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JENINE R. DAVEY
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 500 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of

Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Jackson**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a pipe in the center of an extension of Township Road No. 475 a corner of lands of Albert C. Whitesell; Thence in said road North sixty-seven degrees fifty-two minutes East one hundred sixty and twenty-eight one-hundredths feet to a pipe; thence in and along the center of Hemlock Lane, twenty feet in width by other lands of Dale H. Learn and wife, of which this lot was formerly a part, South thirty-two degrees fifty-five minutes East one hundred seven-teen and twenty-five one-hundredths feet to a pipe; thence leaving said Hemlock Lane by lands of the same South forty-six degrees fifty-one minutes West one hundred twenty-eight and ninety-five one-hundredths feet to a pipe; thence by the same South seventy-one degrees seven minutes West sixty-eight and seventy-eight one-hundredths feet to a pipe a corner of said lands of Albert C. Whitesell; thence by said lands of Albert C. Whitesell passing through an out building situate partly on the lot herein described North nineteen degrees thirty-nine minutes West one hundred fifty-seven and seventy-five one-hundredths feet to the place of BEGINNING.

BEING THE SAME PREMISES WHICH Gregory A. Gill, by Deed dated 10/06/2004 and recorded 10/08/2004 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2204, Page 3474, granted and conveyed unto David L. Olsen.

IMPROVEMENTS: Residential property.

TAX CODE NO. 08/1/2/17

PIN #08637104516591

SEIZED AND TAKEN IN EXECUTION AS THE

**PROPERTY OF:
DAVID L. OLSEN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
RICHARD J. NALBANDIAN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of

MONROE LEGAL REPORTER

Pennsylvania to 5032 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN tract of land situate in **Pocono Township**, Monroe County, Pennsylvania. Being shown and designated as Lot 120 on a certain map entitled "Section 4; Barton Glen: Pocono and Jackson Townships, Monroe County PA., Scale 1=100'; March 1969", as prepared by Metro Engineers, Inc., Stroudsburg PA., said map being recorded in Monroe County Map Book Volume 12 on Page 67, and more particularly described as follows: Beginning at an iron pipe on the northwesterly side of Sky High Drive, a corner common to Lots 119 and 120, thence:

1. Along the northwesterly side of said road North 50°37' East 135.00' to a point on line of lands now or formerly of W. Wicks; thence,
2. Leaving said road and along lands of said Wicks North 56°33' West 200.00' to a point, a corner common to Lots 90, 91, 120, and lands of said Wicks; thence,
3. Along said Lot 91 South 47°121 West 76.12' to an iron pipe, a corner common to Lots 119 and 120; thence,
4. Along said Lot 119 South 39°23' East 186.55' to the point of beginning. Containing 19,987 square feet, more or less.

Being Known As: 120 Sky High Drive, Bartonsville, PA 18321

TAX CODE: 12/9D/1/32

PIN NO.: 12637104945974

TITLE TO SAID PREMISES IS VESTED IN Gary M. Gorski by Deed from George E. Hamlen dated 04/28/2006 recorded 05/05/2006 in Deed Book 2266 Page 6761.

Having been erected thereon a single family dwelling.
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GARY M. GORSKI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
NICOLE LABELLETTA,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common

Pleas of Monroe County, Commonwealth of Pennsylvania to 5065 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or piece of land situate in the **Township of Stroud**, Monroe County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a pipe in line of lands of Walter R. McClelland, a corner of lands of Allen W. Keiper; thence by lands of Walter R. McClelland, North 29 degrees 3 minutes West 48.67 feet to a pipe; thence by lands of John McKeon, North 18 degrees 40 minutes West 131.88 feet to a pipe; thence by lands of Twin Hills, Inc., of which this lot was formerly a part, North 55 degrees 4 minutes East, 237.75 feet to a pipe; thence along the westerly side of the public road leading from the Monroe-Carbon Trail to Twin Hills, South 37 degrees 20 minutes East 175.07 feet to a pipe; thence by lands of Louis F. Larsen and wife, and by lands of Allen W. Keiper, South 55 degrees 4 minutes West 274.8 feet to the place of BEGINNING. CONTAINING 1.04 Acres.

UNDER AND SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in the chain of title.

TITLE TO SAID PREMISES VESTED IN Julio E. Quispe, married, by Deed from Viet T. Pham and Hien T. Lu, his wife, dated 03/20/2006, recorded 04/12/2006 in Book 2263, Page 8162.

TAX CODE: 17/12/6/22-2

TAX PIN: 17639012852008

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JULIO E. QUISPE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ALLISON ZUCKERMAN, Esquire

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 507 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN message and lot or piece of land situate in the **Borough of East Stroudsburg**, County of Monroe, and State of Pennsylvania, bounded and described as follows, to wit:

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BEGINNING at a pipe at the easterly edge of the concrete sidewalk on the easterly side of Lackawanna Avenue, a corner of lands of Miles f. Bossard; thence along the easterly side of Lackawanna Avenue North 13 degrees 18 minutes West 25 feet to a point at the easterly edge of the concrete sidewalk; thence by the same North 4 degrees 13 minutes West 31.88 feet to a point at the intersection of the easterly side of Lackawanna Avenue with the southerly side of 10 foot alley; thence along the southerly side of said 10 foot alley North 79 degrees 52 minutes East 133.5 feet to a pipe at the intersection of the southerly side of said 10 foot alley with the westerly side of a 12 foot alley; thence along the westerly side of said 12 foot alley South 29 degrees East 21.7 feet to a pipe; thence by lands of Miles F. Bossard South 65 degrees 37 minutes West 146.95 feet to the place of BEGINNING.

UNDER AND SUBJECT to the conditions and restrictions as appear of record.

TITLE TO SAID PREMISES VESTED IN Mark E. Kintz and Maria E. Kitchens-Kintz, his wife, by Deed from Anthony J. Rocco, a/k/a Antonio J. Rocco and Shanon R. Rocco, his wife, dated 01/28/2008, recorded 01/31/2008 in Book 2326, Page 3639.

TAX CODE: 5-4/1/7/20

TAX PIN: 05730112858035

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARIA E. KITCHENS-KINTZ

MARK E. KINTZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ALLISON ZUCKERMAN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5082 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN piece or parcel of land situate and located in **Coolbaugh Township**, Monroe County, Pennsylvania being known as Lot 601, Block _____, Section G-II encompassed and included in following plat:

A subdivision plat drawn by L.A. Achterman, Jr. P.E., known as Section G-II of Stillwater Lake Estates, Sun Dance Stillwater Corp., dated November 29, 1968; said plat is duly filed and recorded in office for recording of plats County of Monroe April 24, 1969, in Plat Book 12, Page 63.

TOGETHER WITH all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.

TITLE TO SAID PREMISES VESTED IN Michael L. Crandall and Monica B. Crandall, his wife, by Deed from John Stirling Sheldon, single, dated 04/13/2004, recorded 05/10/2004 in Book 2189, Page 6162.

TAX CODE: 03/14C/3/15

TAX PIN: 03634502969819

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MICHAEL L. CRANDALL
AND MONICA B. CRANDALL**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MELISSA J. CANTWELL,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 514 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Price**, County of Monroe and Commonwealth of Pennsylvania, being Lot 5, Block 2, Sunset Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 25, page 105.

Subject to the same conditions, exceptions, restrictions and reservations as are contained in prior deeds forming the chain of title.

The property is located at 16 Sunset Estates, Cresco, PA 18326.

Being the same premises conveyed to Jennifer Palumbo by deed of Kazimierz J. Stasiak and Rita E. Stasiak, his wife, dated August 18, 1995, and duly recorded in Monroe County Deed Book 2017, page

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4882.
The property is improved with a single family dwelling.
The Assessment Map Number of the property is 14/9E/1/18. The Pin Control Number is 14639704728841.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOSEPH PALUMBO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOHN O'BRIEN, Esquire

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5253 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN tract or parcel of land situate in the **Township of Coolbaugh**, County of Monroe, Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point located in the center of Township Road T-591, said point marking a common corner of lands formerly of the Tillie Mason Estate, now of Mary Lou Lynn, and the land herein described; thence along the line of lands of said Lynn South thirty-three degrees four minutes East (S 33 degrees 04 minutes E) three hundred eighty-three and eighty-one one-hundredths 383.81 feet to a point on line of land nor or formerly of G. Harold Gilpin; thence, along the line of said Gilpin South forty degrees West (S 40 degrees 00 minutes W) two hundred thirty-seven and thirty one-hundredths (237.30) feet to a corner of lands now or formerly of Issac G. Snelgrove; thence, along the line of land of said Snelgrove North fifty-two degrees twenty-four minutes West (N 52 degrees 24 minutes W) four hundred sixteen and fifty one-hundredths (416.50) feet to a point in the center of Township road T-591; thence, along the center of said Township Road the following two courses and distances; (1) North fifty-one degrees forty-four minutes East (N 51 degrees 44 minutes E) two hundred fifty-five and twenty-three one-hundredths (255.23) feet, and (2) North thirty-eight degrees twenty minutes East (N 38 degrees 20 minutes E) one hundred fifteen and seventy-eight one-hundredths (115.78) feet to the place of BEGINNING. CONTAINING two and sixty-eight one-hundredths (2.68) acres of land more or less surveyed by John R. Hennemuth, Registered Civil Engineer of September 28, 1973.

BEING the same premises which Krystn Tanczos, by Deed dated February 13, 2004 and recorded in the Office of the Recorder of Deeds in and for the County of Monroe, Stroudsburg, Pennsylvania on February 17, 2004 in Deed Book Volume 2182 page 80, grant-

ed and conveyed unto Wendy Eberz.

TAX PARCEL NO.: 3/3/1/6
PIN NO.: 03-6368-00-11-7438

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: WENDY EBERZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JAMES V. FARERI,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5461 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN tract or parcel of land located in **Stroud Township**, Monroe County, Pennsylvania, and known as Estate Lot Site Number 586 located on Hilltop Circle, as shown on the Final Plan Blue Mountain Lake Subdivision Phase 5, approved by the Stroud Township Board of Supervisors as of November 16, 1998 and filed of record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania on December 10, 1998 in Plot Book 70 at pages 257 and 258.

Together With and Under and Subject to:

1. The reservation and covenants contained in the aforesaid deed from the Estate of Karl Hope, et al.
2. The provisions of that certain Declaration of Rights, Easements, Covenants, Conditions, Affirmative Obligations and Restrictions applicable to Blue Mountain Lake dated May 11, 1993 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 1890 at Page 1286 as further supplemented by virtue of a Supplementary Declaration dated December 3, 1998 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 2057 at Page 2132.
3. The provisions of that certain Cluster II (Estate Lot) Declaration of Rights, Easements, Covenants, Conditions, Affirmative Obligations and Restrictions applicable to Blue Mountain Lake dated May 13, 1993 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed

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Book Volume 1890 at Page 1369 and as further supplemented by virtue of a Cluster II Supplementary Declaration dated December 3, 1998 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 2057 at page 2138.

4. The provisions of the Notes and Restrictions contained on the Final Plans Blue Mountain Lake Subdivision Phase 5, filed as aforesaid.

5. Utility, sight, slope and drainage easements of record or visible and appearing on the ground.

TITLE TO SAID PREMISES VESTED IN, Eric Zane Givens and Cardelia Gaither Givens, husband and wife by deed Blue Mountain Lake Associates, L.P dated 05/10/1999 and recorded 5/10/1999 in Book 2063 Page 4911, Instrument # 1999916427

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ERIC ZANE GIVENS

CARDELIA GAITHER GIVENS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MEREDITH WOOTERS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5480 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN piece of ground situate in the Middlewoods Section of Ken-Mar Acres Development, in the Township of Polk, County of Monroe and Commonwealth of Pennsylvania, being bounded and described as follows to wit: and being Lot No. 105, in the Middlewoods Section:

BEGINNING at a point on the Southerly side of Birch Street, said point being located one hundred seventy-three (173.00) Westwardly from the Westerly side of Fir Street; thence by a line along the Southerly side of Birch Street, South eighty degrees forty-five minutes East one hundred forty-seven and seven-tenths to a point; thence by a curving line to the right having a radius of thirty feet, an arc distance of forty-two feet to a point on the Westerly side of Fir Street; thence along the Westerly side of Fir Street South thirty min-

utes East, two hundred twenty-one and six tenths feet to a point; thence by land of Kenneth E. Earang, Sr. and Martha A. Earang, his wife, North eighty degrees forty-five minutes West two hundred sixteen and five-tenths feet to a point; thence by Lot No. 104, North nine degrees fifteen minutes two hundred forty-three and seven-tenths to the place of **BEGINNING**. **UNDER AND SUBJECT** to the covenants, conditions, reservations and restrictions as set forth in the chain of title.

TITLE TO SAID PREMISES VESTED IN Lawrence Houghtalin and Chunim Houghtalin, by Deed from Deutsche Bank National Trust company as indenture Trustee, in Trust for the Registered, Holders of Argent Mortgage Loan, Asset-Backed Notes, Series 2005-W1 under the Pooling and Servicing Agreement dated as of April 1, 2005, without recourse by Citi Residential Lending Inc., its Attorney in Fact by power of attorney to be recorded simultaneously herewith, dated 08/25/2008, recorded 09/02/2008 in Book 2341, Page 3225.

TAX CODE: 13/8A/2/43

TAX PIN: 13621802976039

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LAWRENCE HOUGHTALIN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MEREDITH WOOTERS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5482 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN tract of land lying and being in the **Township of Hamilton**, County of Monroe, State of Pennsylvania, being more particularly described as follows, to wit:

LOT No. Eleven (11) as shown on a certain map entitled "Final plan, The Hills at Hamilton Square, Hamilton Township, Monroe County, PA, Scale 1 inch = 100 feet, dated September 11, 1977 as prepared by Lawrence R. Bailey, R.S. at Stroudsburg, PA and recorded in the Office of the Recorder of Deeds in

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Plat Book Volume 35, page 15.

TITLE TO SAID PREMISES VESTED IN John J. Livingston and Jacqueline A. Livingston, by Deed from Deutsche Bank National Trust Company, as Trustee, of Ameriquest Mortgage Securities, Inc., Asset Backed Pass Through Certificates, Quest Trust Series 2005-X 1 Under the Pooling & Servicing Agreement Dated as of March 1, 2005, Without Recourse by AMC Mortgage Services, Inc., its Attorney in Fact by Power of Attorney recorded 7/12/06 # 200629716, dated 06/21/2007, recorded 06/29/2007 in Book 2309, Page 5227.

TAX CODE: 07/10A/1/12

TAX PIN: 07627804734871

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JOHN J. LIVINGSTON
JACQUELINE A. LIVINGSTON**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JONATHAN LOBB,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5505 CIVIL 2008, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN, piece or parcel of land situate, lying and being in the **Township of Tunkhannock**, County of Monroe and Commonwealth of Pennsylvania, designated as Lot 5860, Section D-1 according to the plan of Emerald Lakes, recorded in the Office for Recording of Deeds etc., in and for the County of Monroe at Stroudsburg, PA, in Plot Book Volume 19, page 109, more particularly described as follows, to wit:

In Plot Book Volume and Page Number according to the aforementioned Plan on Record.

TOGETHER WITH AND SUBJECT TO all of the rights, privileges, easements, conditions, reservations, covenants and restrictions of record and/or visible on the ground.

BEING THE SAME PREMISES WHICH Builders Mortgage Service, Inc., by Deed dated 10/14/2000 and recorded 10/18/2000 in the Office of the

Recording of Deeds, in and for Monroe County, in Record Book Volume 2085, Page 7897, granted and conveyed unto David J. Gonzalez and Celia J. Carroll Gonzalez and The United States of America.

IMPROVEMENTS: Residential property.

TAX CODE NO. 20/1C/1/270

PIN #20634404605576

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**DAVID J. GONZALEZ AND
CELIA J. CARROLL GONZALEZ**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
RICHARD J. NALBANDIAN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5548 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THOSE TWO certain lots or pieces of land situate in the **Township of Barrett**, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING AT a pipe on the East side of the public road leading from Canadensis to Skytop, which said pipe is South thirty five degrees West ninety five feet from a twelve foot driveway between lands of Stewart Shively and Edward J. Krummell; thence by lands of H.G. Roberts, being Lot No. Two and Draft of Lots surveyed for Stewart Shively by John F. Seem, South seventy eight degrees East one hundred fifty feet to a pipe; thence by other land of Stewart Shively North seventy eight degrees West one hundred fifty feet to pipe on the East side of said public road; thence along the East side of public road North thirty five degrees East one hundred feet to the place of Beginning. Being Lots Numbers Three (3) and Four (4) on said Draft.

ALSO, ALL THAT CERTAIN lot or piece of land situate on the East side of the public road leading from Canadensis to Bright Creek, in said Barrett Township, bounded and described as follows, to wit:

BEGINNING at a post at the intersection of the East side of said public road with the South line of a lane

MONROE LEGAL REPORTER

twelve feet wide, which said post is South thirty five degrees West distant twelve feet from the Southwest corner of lands of Edward J. Krummell; thence along said twelve foot land South seventy eight degrees East one hundred fifty feet to a post; thence by other lands of Stewart Shively and Elizabeth D. Shively, his wife, South thirty five degrees West ninety five feet to a post; thence by the same North seventy eight degrees West one hundred fifty feet to a post on the East side of said public road; thence along the East side of said public road North thirty five degrees East ninety five feet to the place of Beginning.

UNDER AND SUBJECT to all conditions, covenants and restrictions as of record.

TITLE TO SAID PREMISES VESTED IN Teresa Hadlock and James Carey, III, by Deed from Teresa Hadlock, dated 04/30/2007, recorded 05/04/2007 in Book 2304, Page 4463.

PARCEL #1

TAX CODE: 01/6/1/28

TAX PIN: 0163990011133

PARCEL #2

TAX CODE: 01/6/1/29

TAX PIN: 01639900111263

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JAMES CAREY, III

TERESA HADLOCK

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ADAM H. DAVIS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 555 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JULY 31, 2014

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the **Township of Polk**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the southerly side of Gumwood Lane, said point being the northeasterly corner of Lot No. 1109 as shown on map entitled "Plotting II, Pleasant Valley Estates, revised 31

August 1964"; thence along the southerly line of Gumwood Lane, South 81 degrees 25 minutes 00 seconds East 200.03 feet to a point; thence along the westerly line of Chestnut Lane, South 7 degrees 38 minutes 50 seconds West 200.00 feet to a point; thence along Lot No. 1111 North 82 degrees 21 minutes 10 seconds West 200.00 feet to a point; thence along Lot 1109 as shown on said map North 7 degrees 38 minutes 50 seconds East 101.64 feet to the place of beginning.

Being Lot No. 1110 Section II on the plot or plan of lots known as "Pleasant Valley Estates, Inc." by Leo A. Achterman, JR. R.P.E., Stroudsburg, Pennsylvania and recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book 13, Page 65.

UNDER AND SUBJECT to any and all conditions, covenants, restrictions, reservations and/or easements of record or that may appear in the chain of title.

Being Known As: 1110 Gumwood Lane (Polk Township) Kresgeville, PA 18333

TAX CODE: 13/8B/1/60

PIN NO.: 13622901062574

TITLE TO SAID PREMISES IS VESTED IN Keith R. Woods, a married man by deed from Keith R. Woods and Tracy Woods, husband and wife dated 06/02/2006 recorded 06/15/2006 in Deed Book 2270 Page 9786.

Having been erected thereon a single family dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KEITH R. WOODS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
NICOLE LABELETTA
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5571 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JULY 31, 2014

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN parcel of land situated in the **Township of Stroud**, County of Monroe, Commonwealth of Pennsylvania, being known and designated as Lot 207, Section A, Penn Estates, as

MONROE LEGAL REPORTER

shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book 31, Pages 61 and 65.

HAVING erected thereon a dwelling known as 207 Lakeside Drive, E. Stroudsburg, PA 18301.
PARCEL NO. 17715A/2/211
PIN 17639201461031

BEING the same premises which H. Denver Mahoney and Susan Gotimer Mahoney, husband and wife, by Deed dated 1/10/2007 and recorded 1/16/2007 in the Recorder's Office of Monroe County Pennsylvania, Deed Book Volume 2293, page 8386, granted and conveyed unto Curtis Bennett, sole owner.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CURTIS BENNETT

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
LOUIS P. VITTI,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5599 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the **Township of Stroud**, Monroe County, Pennsylvania, being Lot or Lots No. 44, Section B-1, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Vol. 65, Page(s) 63 and 64.

UNDER AND SUBJECT TO the restrictions of record, and as more fully set forth in Book 2084, Page 2686. TITLE TO SAID PREMISES VESTED IN Ulric Kelly and Karen Gayle-Kelly, his wife, by Deed from Cranberry Hill Corporation, a Pennsylvania Corporation, dated 09/07/2000, recorded 09/18/2000 in Book 2084, Page 2685.

TAX CODE: 17/89249
TAX PIN: 17639303102039

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

**ULRIC KELLY A/K/A
ULRIC IRVING KELLY, SR.
KAREN GAYLE-KELLY A/K/A
KAREN SHIRLEY GAYLE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOHN MICHAEL KOLESNIK,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5704 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of ground situate in the **Township of Coolbaugh**, County of Monroe, State of Pennsylvania, being Lot No. 659, Section H, as shown on Map of A Pocono Country place, on file in the Recorder's Office at Stroudsburg, PA in Plot Book 19, Pages 21, 23 and 25.

TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.

TITLE TO SAID PREMISES VESTED IN Pauline Pearce from Keystone Development Company, Inc., by Deed, dated 11/03/2001 and recorded 11/06/2001 in Book 2108 Page 1703.

TAX CODE: 03/8E/1/597
TAX PIN: 03635809170316

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

PAULINE PEARCE

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOSEPH E. DEBARBERIE, Esquire
Sheriff's Office

MONROE LEGAL REPORTER

Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5833 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN piece, parcel and tract of land situate in the **Township of Tunkhannock**, County of Monroe and Commonwealth of Pennsylvania, being all of Lot 4615, Section QQ-2, as shown and designated on plan on Indian Mountain Lakes, Section QQ-2, made by Leo Achterman, Jr., Civil Engineer and Surveyor, dated January 11, 1982, and recorded February 13, 1983 at the Recorder of Deeds Office in Monroe County Map Book 51, page 31.

UNDER AND SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as may be more particularly set forth in the above recited Deed and which may run with the land.

TITLE TO SAID PREMISES VESTED IN Randy W. Edwards A/K/A Randy Edwards from Adriatik Sefa and Julia L. Gerek Sefa, by Deed, dated 01/12/2006 and recorded 01/18/2006 in Book 2254 Page 9717.

TAX CODE: 20/8K/1/53
TAX PIN: 20632103411103

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**RANDY W. EDWARDS
A/K/A RAND W. EDWARDS, JR.
A/K/A RANDY EDWARDS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOSEPH E. DEBARBERIE,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of

Pennsylvania to 5873 CIVIL 2005, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN tract, piece or parcel of land situate in the **Township of Chestnuthill**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 6 revised, Pleasant Valley Heights, recorded in Plot Book Vol. 48, page 29, and being further bounded and described as follows, to wit:

BEGINNING at an iron pipe on the Easterly side of Pleasant Valley Lane, said iron pipe also being a corner of Lot No. 5, revised, Pleasant Valley Heights, thence along Lot No. 5, revised, Pleasant Valley Heights, S 64 degrees 42'24" E (Magnetic Meridian 1961) for 285.13 feet to an iron pipe, thence along lands of John Martucci, S 02 degrees 08'50" W for 273.00 feet to an iron pipe, thence along a 0.1035 Acre parcel to be conveyed to Dominick A. and Audry J. Bijotti, N 44 degrees 46'51" W for 436.55 feet to an iron on the Southeasterly side of Pleasant Valley Lane, thence along the Southeasterly side of Pleasant Valley Lane on a curve to the Left having a radius of 300.00 feet and an arc length of 104.33 feet to the place of BEGINNING.

BEING THE SAME PREMISES which Vincent A. Barila, by deed dated 06/15/2004 and recorded 07/12/2004 in Book 2195 Page 9825 conveyed to Harry N. Friedland and Jarmila Friedland.

Pin #: 02-6248-04-92-1788

Tax Code #: 2/9B/2/7

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JARMILA FRIEDLAND

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MICHAEL J. COSKEY,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5916 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

MONROE LEGAL REPORTER

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of ground situate in the **Township of Coolbaugh**, Monroe County, Pennsylvania, being Lot 134, Section D, as shown on Map of A Pocono Country Place, Plot Book 18, pages 101, 103 and 105.

UNDER and SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in the chain of title.

TITLE TO SAID PREMISES VESTED IN Elvira Kiss, an individual, by Deed from Janie L. Young and Dale Young, her husband, dated 10/16/2002, recorded 10/29/2002 in Book 2135, Page 2663.

TAX CODE: 03/8B/2/302
TAX PIN: 03635816727790

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ELVIRA M. KISS
A/K/A ELVIRA KISS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MEREDITH WOOTERS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5920 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the **Township of Stroud**, Monroe County, Pennsylvania, being lot or lots No. 42, Section F, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Volume 33, Page(s) 101, 103.

Subject to all easements, restrictions, covenants and conditions as set forth in all deeds in the chain of title.

UNDER AND SUBJECT to any and all reservations, restrictions, conditions, covenants, etc., that are contained in the chain of title.

TITLE TO SAID PREMISES VESTED IN Nathaniel J. Ward, by Deed from Homecomings Financial Network, dated 12/27/2000, recorded 01/03/2001 in Book 2089, Page 4378.

TAX CODE: 17/15F/1/42
TAX PIN: 17639203024279

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

NATHANIEL J. WARD

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOSEPH E. DEBARBERIE,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5977 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN IMPROVED lot, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe, Commonwealth of Pennsylvania, being Lot No. 5105, Section 5, Tax Code 3/4D/1/26, as shown on the Map of Pocono Farms East, on file in the Recorder's Office of Monroe County, Pennsylvania, in Plat Book No. 17 Page 23.

TITLE TO SAID PREMISES VESTED IN Elizabeth Perez, by Deed from Steven D. Gladstone, dated 02/27/2004, recorded 03/05/2004 in Book 2183, Page 6900.

TAX CODE: 03/4D/1/26
TAX PIN: 03636703314031

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ELIZABETH PEREZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin

MONROE LEGAL REPORTER

Sheriff of Monroe County
Pennsylvania
ALLISON F. ZUCKERMAN, Esquire
Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6046 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN Lot/Lots, parcel or piece of ground situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 180 (A), Section D, as shown on map of A Country Pocono Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 18, page 101, 103 and 105. Said premises were also described as Lots Nos. 10(A) ad 180(B), Section D, on a map of A Country Pocono Place on file in the Recorder's Office in Plot Book 18, page 101, 103 and 105.

UNDER AND SUBJECT to all covenants, easements, restrictions and reservations appearing in the chain of title or otherwise visible upon the land.

TITLE TO SAID PREMISES VESTED IN Michelle Gonzales, by Deed from John D. Gonzales and Michelle Gonzales, dated 10/28/2011, recorded 11/07/2011 in Book 2393, Page 7622.

TAX CODE: 03/8B/2/124

TAX PIN: 03635815638085

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MICHELLE GONZALES
JOHN D. GONZALES**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ADAM H. DAVIS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 618 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel of piece of land situate in the **Township of Middle Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 70, Phase V, Great Bear Estates, as shown on a plan of lots, recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume/Page 71/165.

Being known and numbered as 70 Great Bear Way, East Stroudsburg, PA 18302-8297.

Being the same premises which Robert J. Delvecchio, Jr. and Donna Delvecchio, husband and wife, by deed dated September 5, 2007 and recorded February 7, 2008 in and for Monroe County, Pennsylvania, in Deed Book Volume 2326, Page 8186, Instrument No. 200804003, granted and conveyed unto Robert J. Delvecchio, Jr. and Donna Delvecchio, husband and wife, as Co-Trustees of the Delvecchio Family Revocable Trust.

TAX CODE: 09/91264

PIN NO: 09734300056638

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**DELVECCHIO FAMILY REVOCABLE TRUST
DONNA DELVECCHIO, INDIVIDUALLY AND AS CO-TRUSTEE OF THE DELVECCHIO FAMILY REVOCABLE TRUST
ROBERT J. DELVECCHIO JR. INDIVIDUALLY AND AS CO-TRUSTEE OF THE DELVECCHIO FAMILY REVOCABLE TRUST
THE UNITED STATES
OF AMERICA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ASHLEIGH LEVY MARIN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6293 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of

MONROE LEGAL REPORTER

Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot/lots, parcel or piece of ground situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot/Lots No. 283 Section No. H, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 19 pages 21, 23 and 25.

TOGETHER with and under and subject to all of the rights, obligations and responsibilities as set forth in the Restrictive Covenants as appear in the chain of title.

UNDER AND SUBJECT TO all of the rights, privileges, easements, covenants, conditions and restrictions, which shall run with the land as appear in the chain of title.

TITLE TO SAID PREMISES VESTED IN Fatimah L. Cathey, by Deed from Ruger Lane, LLC., dated 07/26/2006, recorded 08/15/2006 in Book 2277, Page 4950.

TAX CODE: 3/8E/1/86
TAX PIN: 03635809050248

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

FATIMAH L. CATHEY

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ALLISON F. ZUCKERMAN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6392 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or piece of land situate in the **Township of Stroud**, County of Monroe and State of

Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a pipe on the westerly side of Wallace Street from which a pipe at the intersection of the westerly side of Wallace Street with the southerly side of Avenue E bears North 26 degrees 45 minutes West distant 270 feet; thence along the westerly side of Wallace Street, South 26 degrees 45 minutes East 90 feet to a pipe; thence by lands of Fifth St. Corp., South 63 degrees 15 minutes West 150 feet to a pipe; thence by lands now or formerly of E.J. Vito, North 26 degrees 45 minutes West 90 feet to a point; thence by lands now or formerly of Fifth St. Corp., North 63 degrees 15 minutes East 150 feet to the place of BEGINNING.

TITLE TO SAID PREMISES VESTED IN Charles J. Daleo, by Deed from Charles J. Daleo and Kelly A. Daleo, his wife, dated 03/06/2003, recorded 05/27/2003 in Book 2154, Page 4968.

TAX CODE: 17/5/4/26
TAX PIN: 17730114431850

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**CHARLES J. DALEO
KELLY A. DALEO**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ALLISON F. ZUCKERMAN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 647 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN LOT, parcel or piece of land situate in the **Township of Hamilton**, County of Monroe and Commonwealth of Pennsylvania, being part of Tract #3 as described in Deed Book Volume 676, Page 315, as more particularly described as follows, to wit:

BEGINNING at an iron pin marking the southwesterly corner of land of Albert Erdosey and Dorothy Erdosey, a corner also of land of George B. Kitchen; thence along the southerly line of land of Albert Erdosey and Dorothy Erdosey and partly along land

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of others North 77 Degrees 37 Minutes 40 Seconds East 120.48 feet to an iron pin; thence along land of James Serfass, Jr. on a curve to the left having a radius of 503.30 feet, an arc distance of 300.60 feet (chord bearing and distance South 10 Degrees 14 Minutes 58 Seconds East 296.15 feet to an iron pin; thence along the same South 27 Degrees 24 Minutes 27 Seconds East 111.00 feet; thence along the same South 45 Degrees 39 Minutes 27 Seconds East 139.00 feet; thence along land of Brian Taggart South 40 Degrees 43 Minutes 53 Seconds East 72.00 feet to a point; thence on a curve to the left having a radius of 741.80 feet, a arc distance of 31.33 feet (chord bearing and distance south 41 Degrees 56 Minutes 30 Seconds East 31.33 feet) to a point; thence along land of Olde Saylor's Inn, Inc. South 67 Degrees 49 Minutes 39 Seconds West 351.53 feet to a point; thence through lands of David C. Cence and Madeline Cence, of which this is a part, North 18 Degrees 07 Minutes 53 Seconds West 591.08 feet to a point on line of land of George B. Kitchen; thence along said land North 47 Degrees 38 Minutes 00 Seconds East 163.39 feet to the place of beginning. Containing 3.720 acres, and being Lot No.1 according to a Subdivision of Property of David C. Cence and Madeline Cence, being recorded in Plot Book 58, Page 261.

SUBJECT to the same rights, privileges, agreements, rights of ways, easements, conditions, exceptions, restrictions and reservations as exist by virtue of prior recorded instruments, plans, deeds or conveyances. HAVING thereon erected a one and one-half story frame dwelling house, and also an integral garage.

UNDER AND SUBJECT to the conditions, covenants, restrictions and reservations which appear in the above-recited deed.

TITLE TO SAID PREMISES VESTED IN Todd Tilwick and Cindy Tilwick, his wife, by Deed from David C. Cence and Madeline Cence, his wife, dated 04/02/1987, recorded 04/06/1987 in Book 1546, Page 1151.

TAX CODE: 07/12/4/1-1

TAX PIN: 07627709251745

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

TODD TILWICK

CINDY TILWICK

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MELISSA J. CANTWELL,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6652 CIVIL 2012, I, Todd A. Martin,

Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JULY 31, 2014

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THOSE TWO CERTAIN PARCELS, or piece of ground situate in the **Township of Pocono**, County of Monroe and Commonwealth of Pennsylvania, being Lot Numbers 402 and 403 on the map or plan bearing title or legend 'Section B Alpine Lake, Lake Realty Corp., Pocono Township, Monroe County, Pennsylvania, Graphic Scale 1 inch=100 feet June 1966 Leo Achterman, Jr., P.E., East Stroudsburg, Pennsylvania' bounded and described as follows, to wit:

TRACT NO. 1: BEGINNING at an iron on the southwesterly line of Lake View Drive, said iron being the most northerly corner of Lot No. 403 as shown on said map; thence along Lot No. 403 (a radial line to the hereinafter described curve), South 46 degrees 04 minutes 30 seconds West 201.44 feet to a point on line of other lands of Alpine Lake; thence along said other lands of Alpine Lake, North 39 degrees 32 minutes 40 seconds West 122.05 feet to a point being the southerly corner of Lot No. 401; thence along Lot No. 401, North 50 degrees 27 minutes 20 seconds East 200.00 feet to an iron on the southwesterly line of Lake View Drive; thence along said southwesterly line of Lake View Drive, South 39 degrees 32 minutes 40 seconds East 84.51 feet to a point of curvature; thence along the same on a curve to the left having a radius of 290.00 feet an arc length of 22.17 feet to the place of BEGINNING. BEING Lot No 402 Section B.

TRACT NO. 1: BEGINNING at an iron on the southwesterly line of Lake View Drive, said iron being the most northerly corner of Lot No. 404 as shown on said map; thence along Lot no. 404 (a radial line to the hereinafter described curve), South 29 degrees 16 minutes 45 seconds West 235.48 feet to a stone on line of other lands of Alpine Lake; thence along said other lands of Alpine Lake, North 39 degrees 32 minutes 40 seconds West 152.29 feet to a point, said point being the most southerly corner of Lot No. 402; thence along Lot No. 402 (a radial line to the hereinafter described curve), North 46 degrees 04 minutes 30 seconds East 201.44 feet to an iron on the southwesterly line of Lake View Drive; thence along said southwesterly line of Lake View Drive in a southeasterly direction on a curve to the left having a radius of 290.00 feet an arc length of 85.01 feet to the place of BEGINNING. BEING Lot No. 403 Section B. UNDER AND SUBJECT to Restrictions, Conditions and easements as of record.

TITLE TO SAID PREMISES VESTED IN Hugo E. Castro, Sr. and Leyda Castro, h/w. by Deed from Hugo E. Castro, Sr., dated 03/26/2007, recorded 03/30/2007 in Book 2300, Page 8140.

TAX CODE: 12/4A/2/44

TAX PIN: 12637404807618

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

HUGO E. CASTRO

A/K/A HUGO E. CASTRO, SR.

LEYDA CASTRO

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

MONROE LEGAL REPORTER

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MEREDITH WOOTERS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6659 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN parcel of land situate in the Township of Chestnuthill, County of Monroe, and Commonwealth of Pennsylvania being designated as Lot 13, bounded and described as follows:

BEGINNING at an iron pipe on the Westerly side of Rolling Pines Drive, as shown on the within referred to map, said point being a corner common to Lots 13 and 14; thence along said road in a Southerly direction on a curve to the left having a radius of 171.25 feet an arc distance of 130.12 feet to a point; thence along the Westerly side of Andrea Court in a Southerly direction on a curve to the right having a radius of thirty feet an arc distance of 17.35 feet to an iron pipe, a corner common to lots 12 and 13; thence along said lot 12 South 76°15'37" West 314.37 feet to an iron pipe on the line of lands of Antoinette Marrafino Vianello, said point also being a corner common to lots 12 and 13; thence along lands of said Vianello North 5°45'8" West 190.11 feet to an iron pipe, a corner common to Lots 13 and 14; thence along said Lot 14 North 86°39'24" East 262.35 feet to the point of beginning.

PARCEL No. 02/4A/1/7

PIN No. 02625903026938

BEING known as RR 4 Box 4297, Saylorsburg, PA 18353.

Title to said premises is vested in Ronald E. Van Why a/k/a Ronald Ernest Van Why a/k/a Ronald Van Why and Brenda S. Van Why a/k/a Brenda Van Why a/k/a Brenda S. Lutz a/k/a Brenda Lutz.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RONALD E. VAN WHY A/K/A RONALD ERNEST VAN WHY A/K/A RONALD VAN WHY

BRENDA S. VAN WHY A/K/A BRENDA VAN WHY A/K/A BRENDA S. LUTZ A/K/A BRENDA LUTZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
THOMAS M. FEDERMAN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6675 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN parcel, lot or tract of land, plus improvements, commonly known as Lot 2405, Section H-II, being situated and located in the Coolbaugh Township, Monroe County, Pennsylvania, as more particularly depicted and described in a subdivision map drawn by Spotts, Stevens & McCoy, Inc., Consulting Engineers of Wyomissing, PA known as Section H-II of Stillwater Lake Estates, Sun Dance Stillwater Corp., dated August 2, 1971, and approved by Monroe County Planning and Zoning Commissions on November 9, 1971, and approved by Supervisors of Township of Coolbaugh on December 16, 1971, which final subdivision map and plat is filed and recorded in Office for Recording of Deeds in and for Monroe County on December 28, 1971, in Monroe County Map Book 15, Page 85.

TOGETHER WITH all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.

TITLE TO SAID PREMISES VESTED IN Ralph F. Rainone and Margaret Ryman-Rainone, his wife, as tenants by the entireties, by Deed from Thomas P. Whalen, single, dated 04/02/2004, recorded 04/07/2004 in Book 2186, Page 5887.

TAX CODE: 03/14F/2/86

TAX PIN: 03634604819934

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARGARET RAYMAN-RAINONE

RALPH F. RAINONE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JONATHAN LOBB, Esquire

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

MONROE LEGAL REPORTER

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6700 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

The land referred to in this Commitment is described as follows:

TRACT NO. 1: ALL THAT CERTAIN lot or piece of ground situate in the **Township of Polk**, County of Monroe and Commonwealth of Pennsylvania.

BEING more particularly described as Lot 1115, Amendment Plotting II, as shown on plat known as Pleasant Valley Estates and recorded in the Office for the Recording of Deeds in and for the County of Monroe in Map Book 13, Page 65.

TRACT NO. 2: ALL THAT CERTAIN lot or piece of ground situate in the **Township of Polk**, County of Monroe, Commonwealth of Pennsylvania.

BEING described more particularly described as Lot 1116, Amendment Plotting II as shown on plat known as Pleasant Valley Estates and recorded in the Office for the Recording of Deeds in and for the County of Monroe in Map Book 13, Page 65.

TITLE TO SAID PREMISES VESTED IN Holly Formato and Lorenzo Formato, h/w, by Deed from Holy Tran, nbm, Holly Formato and Lorenzo Formato, h/w, dated 01/06/2010, recorded 02/24/2010 in Book 2367, Page 1185.

PARCEL # 1

TAX CODE: 13/8B/1/59

TAX PIN: 13622901053902

PARCEL # 2

TAX CODE: 13/8B/1/120

TAX PIN: 13622901062093

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

HOLLY TRAN

A/K/A HOLLY FORMATO

LORENZO FORMATO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ADAM H. DAVIS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

**PUBLIC NOTICE
SHERIFF'S SALE**

OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6781 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN messuage and lot or piece of land situate in the **Borough of Stroudsburg**, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a pipe at the inside edge of the concrete sidewalk on the easterly side of Lee Avenue, a corner of Lot No. 14 and Lot No. 15 as shown on

'Map of the Simon Lee Tract, South Stroudsburg, PA.' filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, inn Plot Book 1A, page 13: Thence along easterly side of Lee Avenue, North eighteen degrees thirty minutes West forty feet to an iron pin;

thence by Lot No. 13, now or formerly property of Grant W. Nitrauer, North seventy-one degrees forty minutes Est one hundred seventeen and one-tenth feet to a pipe; thence through Lot No. 14 and by lands conveyed by Lester G. Abeloff to John P. Balmoos et ux., South seventeen degrees fifty minutes East forty feet to a pipe in the northerly line of Lot No. 15;

thence by Lot No. 15, now or formerly property of Horace G. Heller, South seventy-one degrees forty minutes West one hundred sixteen and seven-tenths feet to the place of BEGINNING. Being part of Lot No. 14 as shown on said Map of Simon Lee Tract.

TITLE TO SAID PREMISES VESTED IN Jeanne M. Pomager, single individual, by Deed from Michael E. Cooke and Vicki R. Cooke, h/w, dated 02/23/2006, recorded 02/28/2006 in Book 2259, Page 3020.

TAX CODE: 18-5/1/5/9

TAX PIN: 1873000772958

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JEANNE M. POMAGER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

MEREDITH WOOTERS, Esquire

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6791 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF

MONROE LEGAL REPORTER

PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN parcel of land situate in the Township of Polk, County of Monroe and Commonwealth of Pennsylvania, being the same property as fully described at Deed Book 2290 Page 5561 of Monroe County Records.

BEING THE SAME PREMISES which Travis Beers and Erin Beers, husband and wife, by deed dated 12/06/2006 and recorded 12/13/2006 in Book 2290 Page 5561 conveyed to Travis Beers.

Pin #: 13623700546389

Tax Code #: 13/4/1/18

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

TRAVIS BEERS

MORTGAGOR(S) AND RECORD OWNER(S)

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JILL P. JENKINS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 680 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN tract, piece or lot of land situate in the Township of Jackson, County of Monroe and State of Pennsylvania, being Lot No. 12, Appenzell Estates, recorded in Plot Book Volume 43, Page 95, bounded and described as follows, to wit:

BEGINNING at an iron on the northerly side of Anglemire Drive, said iron also being a corner of Lot No. 13, Appenzell Estates, thence along Lots No. 13 & 14, Appenzell Estates, N 7 degrees 39 minutes 42 seconds E (magnetic Meridian 1979) for 337.14 feet to an iron, thence along Lot No. 15, Appenzell Estates, N 87 degrees 26 minutes 51 seconds E for 138.51 feet to an iron, thence along lands of Robert Thomas, S 34 degrees 39 minutes 53 seconds E for 91.66 feet to an iron, thence along Lot No. 11, Appenzell Estates, S 24 degrees 45 minutes 21 seconds W for 323.69 feet to an iron on the northerly side of Anglemire Drive, thence along the northerly

side of Anglemire Drive on a curve to the left having a radius of 350.00 feet and an arc length of 104.42 feet to the place of BEGINNING.

CONTAINING 1.266 Acres more or less.

TITLE TO SAID PREMISES VESTED IN Manuel Vargas, single, by Deed from Francia A. Garcia, single, dated 05/28/2008, recorded 05/30/2008 in Book 2336, page 173.

TAX CODE: 08/8C/1/38

TAX PIN: 08635104830442

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MANUEL VARGAS

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MEREDITH WOOTERS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6849 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land, situate in the Township of Tobyhanna, County of Monroe and Commonwealth of PA, being Lot 915, Section F, Emerald Lakes, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 24, page 47.

BEING THE SAME PREMISES WHICH Daniel Zielinski, and Angieszka Zielinski, by Deed dated 2/28/05 and recorded 3/10/05 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2218, Page 5491, granted and conveyed unto Leeann Lombardo-Ng.

IMPROVEMENTS: Residential property.

TAX CODE NO. 19/3D/1/74

PIN #19634401261216

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LEEANN LOMBARDO-NG

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform

MONROE LEGAL REPORTER

Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
RICHARD J. NALBANDIAN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6870 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Middle Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 84, Section D, Pocono Wild Haven Estates, Inc., as shown on a Plan of Lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 11, Page 43.

Being Known As: 12326 Havenwood Drive, East Stroudsburg, PA 18301

TAX CODE: 09/18A/2/33
PIN NO.: 09730504902840

TITLE TO SAID PREMISES IS VESTED IN Patricia A. Granger by Deed from Fifth Third Bank dated 05/19/2006 recorded 06/01/2006 in Deed Book 2269 Page 4940.

Having been erected thereon a single family dwelling.
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

PATRICIA A. GRANGER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

NICOLE LaBLETТА,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6982 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of ground situate in the **Township of Stroud**, County of Monroe and State of Pennsylvania, being Lot 78 set forth on the Plot Map of Arbor Woods, dated May 14, 2002 and recorded July 22, 2003, in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 76, Page 207.

TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations as of record.

TITLE TO SAID PREMISES VESTED IN Wilbert I. Soriano and Patrice S. Soriano, b/w and Fay V. Stevens, tenants with the right of survivorship and not as tenants in common, by Deed from LTS Development, LLC., successor by merger to LTS Development, Inc., dated 08/24/2005, recorded 09/23/2005 in Book 2241, Page 898.

by virtue of the death of Fay V. Stevens on 10/12/2007, said property vested to Wilbert I. Soriano and Patrice S. Soriano.

TAX CODE: 17/97810
TAX PIN: 17638104835354

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**PATRICE S. SORIANO
WILBERT I. SORIANO**

FAY V. STEVENS, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOSEPH E. DEBARBERIE,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE

MONROE LEGAL REPORTER

SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6985 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in **Coolbaugh Township**, County of Monroe, Commonwealth of Pennsylvania, being Lot 622, Section K (Ext) (erroneously states as Section K in Deed Books 2093/223 & 2133/9268), A Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe in Plot Book Volume 24, Page 51, 53 and 55.

BEING THE SAME PREMISES WHICH Robert McKenna, by Deed dated October 22, 2003 and recorded October 28, 2003 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2172, Page 1236, granted and conveyed unto Alvaro R. Freire and Angel Freire. IMPROVEMENTS: Residential property. TAX CODE NO. 03/9F/1/239 PIN # 03636913146113

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ALVARO R. FREIRE
ANGEL FREIRE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JILL MANUEL-COUGHLIN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7149 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN piece or parcel of land situate, lying and being in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 59, as shown on Final P.R.D. Plan, Water Gap Watch - East recorded in Monroe County, Pennsylvania in Plot Book No. 71, Page 232.

TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.

UNDER AND SUBJECT to the covenants, conditions, and restrictions which shall be covenants running with the land, which can be found in more detail in Book 2079 Pages 1620-1624.

TITLE TO SAID PREMISES VESTED IN Victor I. Molina, Jr. and Luz M. Pagan, as joint tenants with the right of survivorship and not as tenants in common, by Deed from LTS Development, Inc., a Pennsylvania Corporation, dated 05/22/2000, recorded 05/25/2000 in Book 2079, Page 1619.

TAX CODE: 16/90989

TAX PIN: 16731102889677

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

VICTOR I. MOLINA, JR.

LUZ M. PAGAN

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MEREDITH WOOTERS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7253 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THE FOLLOWING lot situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, marked and designated as lot No. 2912, Section VI, as shown on "Plotting of Pocono Farms-East, Coolbaugh Township, Monroe County,

MONROE LEGAL REPORTER

Pennsylvania, made by Achterman Associates' and recorded in Monroe County, Pennsylvania, in Plot Book No. 17, Page 121.

TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.

TITLE TO SAID PREMISES VESTED IN Ted Krysztopik and Joanna A. Krysztopik, by Deed from Tadeusz Krysztopik, dated 08/14/2003, recorded 08/25/2003 in Book 2164, Page 8155.

TAX CODE: 3/4B/3/47

TAX PIN: 03636703007693

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

TED KRYSZTOPIK

JOANNA A. KRYSZTOPIK

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
LAUREN R. TABAS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7276 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or land situate in the Township of Chestnuthill, Monroe County, Pennsylvania:

Being Known As 1584 Starry Lane, Effort, PA 18330
PARCEL NUMBER: 02/13A/2/25

IMPROVEMENTS: Residential Property

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DANIEL C. MIDKIFF

JOANN MIDKIFF

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's

Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
NICOLE B. LABELLETTA,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7393 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or piece of land situate in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEING SHOWN and designated as Lot No. 2 on a certain map of plan of lots entitled "Subdivision of Winona Lakes, Section 5, Mountain Vista Village, American Landmark Corporation, Owner & Developer, Middle Smithfield Township, Monroe County, Pennsylvania, dated July 17, 1972 and revised August 30, 1972, prepared by Edward C. Hess Associates, Inc. Scale being 1"=100'," recorded August 30, 1972 in the Recorder's Office at Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume No. 17 at Page No. 69.

CONTAINING 89,436 square feet, more or less.

BEING Lot No. 2 on the above-mentioned plan.

BEING THE SAME PREMISES which Lillian Marshall a/k/a Lillian F. Marshall, by deed dated 04/18/1997 and recorded 04/23/1997 in Book 2035 Page 3707 conveyed to Rochelle Lynette Sanders, as Executrix of the Estate of William C. Marshall, Deceased.

Pin #: 09733402784004

Tax Code #: 09/6D/2/33

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROCHELLE LYNETTE SANDERS AS EXECUTRIX OF THE ESTATE OF WILLIAM C. MARSHALL MORTGAGOR(S) AND RECORD OWNER(S)

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from

MONROE LEGAL REPORTER

the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JILL P. JENKINS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7523 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or piece of land situate in the Township of Stroud, County of Monroe and State of Pennsylvania, being Lot No. 78, Section B-1, as is more particularly set forth on the Plot of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, in and for Monroe County, in Plot Book No. 65 at Pages 63 and 64.

Under and subject all the rights, privileges, benefits, easements, covenants conditions, restrictions, reservations, terms and provisions as may be more particularly set forth in the above recited Deed and which may run with the land.

Title to said Premises vested in Eric Fernandez and Olga Fernandez, joint tenants with right of survivorship by Deed from Raintree Homes, Inc., a Pennsylvania Corporation dated 01/14/00 and recorded 01/19/00 in the Monroe County Recorder of Deeds in Book 2074, Page 3507.

Being known as 78B1 Spice Bush Drive, East Stroudsburg, PA 18301

Tax Parcel Number: 17/89283

Tax Pin Number: 17639201195627

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ERIC FERNANDEZ
OLGA FERNANDEZ**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
PATRICK J. WESNER,
ESQUIRE

Sheriff's Office

Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7604 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or piece of ground, Lot 403, Block-Section C, Being situated and located in Tobyhanna Township, Monroe County Pennsylvania, and encompassed and included within one of the following plats: a subdivision drawn by L.A. Achterman, Jr., P.E., of East Stroudsburg, Pennsylvania, known and described as 'Section C., Stillwater Lake Estates, Incl, dated July 2, 1960' and approved by the Supervisors of the Township of Coolbaugh on July 31, 1961, and the Supervisors of the Township of Tobyhanna on July 31, 1961 and duly filed and recorded in the Office for the recording of Plats, in and for the County of Monroe on August 16, 1961, which said plat is recorded in Plat Book 8 page 159 and a subdivision plat drawn by L.A. Achterman, Jr., P.E. of East Stroudsburg, PA, known as Section F of Stillwater Lake Estates Sundance Stillwater Corp., dated April 16, 1968 and approved by the Supervisors of the Township of Coolbaugh on June 3, 1968 and approved by the Monroe County Planning and Zoning Commission on May 8, 1968 and duly filed and recorded in the Office for the Recording of Plats, in and for the County of Monroe on June 6, 1968, in Plat Book 11, page 131.

SAID Lot having a frontage on Larch Land of 90.01 feet and a rear line of 117+- feet, Northerly side line of 214+- and a Southerly side line of 174.11 feet. Dimensions are more or less and actual stream and lake location governs and determines stream and lake lot side line and rear dimensions.

UNDER AND SUBJECT to covenants, conditions, restrictions and reservations as referred to in the above recited deed.

TITLE TO SAID PREMISES VESTED IN Betsy Palmer, a single person, by Deed from Mark Flanagan and Leslie Dye, nmb, Leslie Dye Flanagan, his wife, dated 01/16/1986, recorded 01/17/1986 in Book 1476, Page 338.

TAX CODE: 19/4C/1/44

TAX PIN: 19634504831747

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BETSY PALMER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ALLISON F. ZUCKERMAN,
Esquire

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE

MONROE LEGAL REPORTER

SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7867 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JULY 31, 2014

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of ground situate in the **Township of Hamilton**, County of Monroe and Commonwealth of Pennsylvania, being Tract Number 1, as shown on map of Subdivision of lands of Patricia Maynard in the Recorder of Deeds Office at Stroudsburg, Pennsylvania, in Plat Book Volume 58 at Page 176.

BEING the same premises which Nancy K Harden, unmarried widow by Deed dated February 15, 2002 and recorded February 25, 2002 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2115 Page 9807, granted and conveyed unto Noureddine Arfan.

TAX ID: 7/116908

PIN: 07626800790757

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

NOUREDDINE ARFAN

KARIMA CHERKAOUI

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
KEVIN P. DISKIN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7877 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JULY 31, 2014

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS

CHECK OR CASH

ALL THAT CERTAIN lot, parcel or tract of land situated in **Stroud Township**, Monroe County, Pennsylvania, being Lot No. 10 of Michael's Run Subdivision as is more specifically set forth in that certain plan of lots entitled 'Final Major Subdivision Plan, Michael's Run Subdivision' prepared by Quad Three Group, Inc. which plan is dated February 26, 2003, as revised March 14, 2003 and recorded in the Office for the Recording of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania at Stroudsburg, Pennsylvania on July 9, 2003 in Plot Book 75, Page 108, et seq.

UNDER AND SUBJECT to all conditions, covenants and restrictions as of record.

FURTHER UNDER AND SUBJECT to any and all easements an/or rights of way which may appear in the chain of title.

TITLE TO SAID PREMISES VESTED IN Patricia Grehm and Richard Borden, by Deed from Joseph Dipipi and Carole Dipipi, h/w, dated 08/03/2007, recorded 08/08/2007 in Book 2313, Page 262.

TAX CODE: 17/97047

TAX PIN: 17639104829991

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

PATRICIA GREHM

RICHARD BORDEN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ALLISON F. ZUCKERMAN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8014 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JULY 31, 2014

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Tobyhanna**, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron on the southwesterly line of Kipp Avenue, said iron being the most northerly corner of Lot No. 202 as shown on map entitled 'Red Spruce Acres, 12 May 1977', thence along Lot No.

MONROE LEGAL REPORTER

202, S 68 degrees 32 minutes 05 seconds W 39.29 feet to an iron, the northeasterly corner of Lot No. 201 as shown on said map; thence along Lot No. 201, along lands of John D. Ratliff, Jr., and along Lot No. 204, N 79 degrees 33 minutes 14 seconds W 518.96 feet to an iron on the easterly line of Red Spruce Lane; thence along the easterly line of Red Spruce Lane, N 10 degrees 26 minutes 46 seconds E 160.00 feet to an iron, a point of curvature on an easement arc; thence along said easement arc on a curve to the right having a radius of 40 feet an arc length of 62.83 feet to an iron, a point of tangency on the southerly line of Kipp Avenue; thence along the southerly line of Kipp Avenue, S 79 degrees 33 minutes 14 seconds E 289.65 feet to an iron, a point of curvature; thence along the same, on a curve to the right having a radius of 200 feet an arc length of 202.77 feet to an iron, a point of tangency; thence still along the same, S 21 degrees 27 minutes 55 seconds E 100.07 feet to the place of BEGINNING. CONTAINING 2.246 Acres, more or less.

BEING Lot No. 203 as shown on said map. UNDER AND SUBJECT to the following conditions, restrictions and reservations:

1. Well and sewage disposal systems shall be constructed in accordance with recommended standards of public health authorities. The owners of individual lots shall apply to the public health authorities for a sewage permit.
2. Well and subsurface disposals shall be installed within the designated areas on each lot except by written permission or direction of public health authorities.
3. Subsurface disposals shall not be located closer than 100 feet to any well or closer than 10 feet to any lot line.
4. The county and/or township or their agents shall have the right to enforce covenants (1), (2) & (3) above if the developer or its agent or successor or assign fails or is unable to enforce the covenants.
5. All buildings shall be constructed within the following building lines of each lot
Front yard - 50 feet
Side yard - 40 feet
Rear yard - 50 feet
6. All lots shall be subject to a utility and drainage easement over the ten feet adjacent to all lines.
7. All corner lots shall be subject to a sight and roadway easement over a triangle, the legs of which are thirty feet measured along the street right-of-way lines, from their point of intersection.
8. No part of said lot or property shall be used for any purpose other than private residential. No structure shall be erected on said lot or any part thereof, other than one detached single-family private dwelling house or residence, and a swimming pool which may have a bath house or cabana incident thereto, a private garage and other attractive structures, all of which shall be incident to and used only for private single-family residential use. No motor vehicle other than pleasure automobiles shall be placed, stored, or parked on or about said premises, except in an enclosed garage. No trade or business of any kind shall be conducted upon said property or any part thereof be used for any offensive, malodorous or obnoxious purposes. These restrictions, however, shall not be deemed to prohibit the maintenance and conduct of a single professional or similar type office in said house or residence. No trailers shall be located or used on said premises.
9. All buildings shall be limited to not more than two stories in height, with the first story having a minimum of 720 square feet of living area.
10. The approval, in writing, of Megargel's Golf, Inc., or its agent, must be obtained of all drawings, plans and specifications for any proposed building or structure, or alterations or addition to existing structures and the location of same upon the ground before any construction is started. Megargel's Golf Inc. or its agent shall approve or disapprove said drawings, plans and specifications and location within fifteen days after same have been approved and submitted.
11. No animals, livestock or poultry of any kind shall

be raised, bred, or kept on any lot, except that a dog, cat or other house-hold pet may be kept, provided that they are not kept, bred or maintained for any commercial purpose.

TITLE TO SAID PREMISES VESTED IN Barbara J. Murphy by Deed Vacationland Realty Company, Pennsylvania Corporation dated 12/27/1985 and recorded 12/31/1985 in Book 1474 Page 837.

TAX CODE: 19/10B/1/4

TAX PIN: 19632503222299

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BARBARA J. MURPHY

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MEREDITH WOOTERS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8074 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JULY 31, 2014

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being A Pocono Country Place Lot 150, Sectino F, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 19, Page 11, 13 and 15.

TITLE TO SAID PREMISES IS VESTED IN Kathleen Ransom, by Deed from Thomas C. Koy, dated 05/24/2006, recorded 07/20/2006 in Book 2274, Page 9491.

TAX CODE: 03/8C/1/283

TAX PIN: 03635810457142

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KATHLEEN RALSTON

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

MONROE LEGAL REPORTER

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ADAM H. DAVIS, Esquire

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8075 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or piece of land, situate in the Township of Stroud, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, viz:

BEGINNING at a point in the center line of the public road leading from State Road 190 to Wooddale and known as the Brush Mountain Road, from which a fence post in the Northerly side of said public road in line of lands of Sadie Manheimer and lands of Blue Mountain Camp, Inc., bears North seventy-two degrees East distant one hundred ninety feet; thence, by lands of Blue Mountain Camp, Inc., of which this lot was formerly a part, South twenty degrees East (at 23.2 feet passing a pipe) one hundred seventy eight and thirty-five one-hundredths feet to a pipe; thence, by the same, south seventy degrees West one hundred fifty feet to a pipe; thence, by the same North twenty degrees West (at 200 feet passing a pipe) two hundred sixteen and five-tenths feet to a point in the center line of the Brushy Mountain Road; thence, by the same and along the center line of the Brushy Mountain Road, North eighty-four degrees sixteen minutes East one hundred fifty feet to the place of BEGINNING. CONTAINING 0.678 acres, more or less.

UNDER AND SUBJECT to covenants, conditions, and restrictions as of record.

TITLE TO SAID PREMISES VESTED IN Laila Ibrahim, by Deed from Charleen G. Sciolaro, widow and Susan Lynch, married, dated 08/30/2005, recorded 09/01/2005 in Book 2238, Page 5189.

Mortgagor Laila Ibrahim died on 02/23/2010 and upon information and belief, her surviving heir(s) are Mohamed K. Abouelmagd, a/k/a Mohamed Abouelmagd, Amr Abouelmagd and Hana Abouelmagd.

Mohamed K. Abouelmagd, a/k/a Mohamed Abouelmagd, heir of Laila Ibrahim, died on 06/02/10, and Medhat Abouelmagd was appointed Administrator of his estate. Letters of Administration were granted to him on 02/16/2012 by the Register of Wills of Monroe County, No. 4512-0097. Decedent's surviving heir(s) at law and next-of-kin are Amr Abouelmagd and Hana Abouelmagd.

By executed waiver(s), Hana Abouelmagd and Amr Abouelmagd waived their right to be named as a defendant in the foreclosure action.

TAX CODE: 17/2/1/10

TAX PIN: 17730200691197

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LAILA IBRAHIM A/K/A LAILA F. IBRAHIM,

DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MOHAMED K. ABOUELMAGD A/K/A MOHAMED ABOUELMAGD, DECEASED MEDHAT ABOUELMAGD, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF MOHAMED K. ABOUELMAGD A/K/A MOHAMED ABOUELMAGD, HEIR OF LAILA IBRAHIM A/K/A LAILA F. IBRAHIM, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ADAM H. DAVIS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8137 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the Township of Coolbaugh, Monroe County, Pennsylvania, being Lot or Lots 32, Section B, A Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deed in and for the County of Monroe, in Plot Book Volume 19, pages 77 and 79.

UNDER AND SUBJECT to covenants, conditions, and restrictions as of record.

BEING the same premises which Karen L. Sheiniuk by Deed dated March 13, 2008 and recorded on March 17, 2008 in the Office of the Recorder of Deeds of Monroe County in Deed Book Volume 2329, page 3184, granted and conveyed unto Karen L. Sheiniuk, Trustee of the Sheiniuk Living Trust (now deceased).

Tax Code #: 03/3B/2/4

Pin Number: 03635820913068

Commonly Known As: :902 Granite Terrace, Tobyhanna, PA 18466 f/k/a 902 Greenbrook Terrace, Tobyhanna, PA 18466

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ANY AND ALL UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSO-

MONROE LEGAL REPORTER

CIATIONS, CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KAREN LYNN SHEINIUK, TRUSTEE OF THE SHEINIUK LIVING TRUST, DECEASED MORTGAGOR AND LAST REAL OWNER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
LAUREN BERSCHLER KARL,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8137 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the **Township of Tobyhanna**, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 740, Section C-IV-A, according to Plan of Emerald Lakes, recorded in the Office for Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, PA in Plot Book Volume 22, Page 57.

In Plot Book Volume and Page Number according to aforementioned Plan on Record.

TOGETHER AND SUBJECT to all the rights, privileges, easements, conditions, reservations, covenants and restrictions of record and/or visible on the ground.

TITLE TO SAID PREMISES VESTED IN Barbara J. Sypio, by Deed from Builders Mortgage Services, Inc., dated 03/01/1998, recorded 04/21/1998 in Book 2047, Page 3082.

Mortgagor Barbara Sypio a/k/a Barbara J. Sypio died on 12/29/2011 and, upon information and belief, her heirs or devisees, and personal representative, are unknown.

TAX CODE: 19/3E/1/108

TAX PIN: 19634403039043

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BARBARA SYPIO, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MELISSA J. CANTWELL,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8188 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or piece of land situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 3416, Section 7, as shown on "Plotting of Pocono Farms-East, Coolbaugh Township, Monroe County, Pennsylvania, made by Achterman Associates," on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book 17, Page 123.

UNDER AND SUBJECT all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as may be more particularly set forth in the above recited Deed and which may run with the land.

TITLE TO SAID PREMISES VESTED IN Robert Halt, married, by Deed from Raintree Homes, Inc., a Pennsylvania corporation, dated 07/27/2001, recorded 08/02/2001 in Book 2101, Page 7372.

TAX CODE: 03/92971

TAX PIN: 03636703210263

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROBERT J. HALT

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from

MONROE LEGAL REPORTER

the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ADAM H. DAVIS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8199 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Middle Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 102, Wilderness Acres, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 20, Page 17.

UNDER AND SUBJECT to all conditions, covenants and restrictions as of record.

TITLE TO SAID PREMISES VESTED IN Andrzej Szczepanski and Alicja Szczepanski, h/w, by Deed from Walter Sawicki and Halina Sawicki, h/w, dated 10/31/2000, recorded 11/02/2000 in Book 2086, Page 5925.

TAX CODE: 09/14E/1/39
TAX PIN: 09731504717532

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ALICIA SZCZEPANSKI
ANDRZEJ SZCZEPANSKI**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ALLISON F. ZUCKERMAN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8207 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 1405, Section G-IV, Stillwater Lake Estates, Sun Dance Stillwater Corp., as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 13, Page 11.

UNDER AND SUBJECT to all conditions, covenants and restrictions as of record.

TITLE TO SAID PREMISES VESTED IN William E. Scott and Karen A. Scott, h/w, by Deed from John J. Reilly, Jr. and Rosemarie A. Reilly, h/w, dated 07/11/2000, recorded 08/07/2000 in Book 2082, Page 4758.

TAX CODE: 03/14E/1/47
TAX PIN: 03634502885559

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**KAREN A. SCOTT
WILLIAM E. SCOTT**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JONATHAN LOBB,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8302 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS

MONROE LEGAL REPORTER

CHECK OR CASH

ALL THAT CERTAIN piece or parcel or tract of land situate in the **Township of Tobyhanna**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 101 on the map or plan bearing title or legend 'Section B-1 Locust Lake Village, Tobyhanna Twp., Monroe Co., Pennsylvania, Pa. 28 August 1967 Leo Achterman, Jr., P.E. East Stroudsburg, Pa., bounded and described as follows, to wit:

BEGINNING at a point in the northwesterly line of Martha's Lane and at the southernmost corner of Lot No. 102; thence South 52 degrees 00 minutes 50 seconds West along the northwesterly line of Martha's Lane for a distance of 101.10 feet to a point; thence southwestwardly and northwestwardly by a curve to the right having a radius of 40 feet for an arc distance of 60.17 feet to a point in the northeasterly line of the Pennsylvania State Highway which is Legislative Route No. 45039; thence North 41 degrees 48 minutes 20 seconds West along the northeasterly line of said highway for a distance of 175.54 feet to a point; thence North 48 degrees 17 minutes 20 seconds East for a distance of 153.03 feet along the southwesterly line of Lot No. 102 for a distance of 222.46 feet to a point, the place of BEGINNING.

UNDER AND SUBJECT to the covenants, conditions and restrictions as set forth in the chain of title.

TITLE TO SAID PREMISES VESTED IN Timothy D. Keiper and Kathleen M. Keiper from Beatrice D. Conti, widow, by Deed, dated 07/26/1996 and recorded 07/31/1996 in Book 2027 Page 7487.

TAX CODE: 19/12B/1/16

TAX PIN: 19630502577803

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KATHLEEN M. KEIPER

TIMOTHY D. KEIPER

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MEREDITH WOOTERS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8316 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S

COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Pocono**, County of Monroe, and Commonwealth of Pennsylvania, Being Lot No. 46 as shown on plan entitled 'Final Plan, Cobble Creek Estates East, Owner and Developer - James Gravatt, Tannersville, Pennsylvania, November 30th, 1973' and recorded in the Office for the Recorder of Deeds, etc., in Plot Book Volume 22, Page 59.

UNDER AND SUBJECT to the covenants, conditions and restrictions which appear in the chain of title.

TITLE TO SAID PREMISES VESTED IN Steven Weninger and Michelle A. Weninger, h/w, by Deed from Alan Shreeves and Pamela Shreeves, his wife, dated 09/10/2004, recorded 09/17/2004 in Book 2202, Page 2943.

TAX CODE: 12/10A/1/26

TAX PIN: 12636304539360

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MICHELLE A. WENINGER

STEVEN WENINGER

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOSEPH E. DEBARBERIE,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8343 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL of the following lot situate in the **Township of Chestnut Hill**, County of Monroe, and State of Pennsylvania, marked and designated as Lot Number 27, Section 4, as shown on 'Plotting of Sierra View', Chestnut Hill Township, Monroe County, Pennsylvania, made by VEP & Associates and recorded in Monroe County, Pennsylvania in Plot Book No. 33, Page 35.

TITLE TO SAID PREMISES IS VESTED IN Angel M. Rivera and Zoraida E. Rivera, by Deed from Flagstar Bank, FSB, dated 08/30/2001, recorded 09/06/2001 in Book 2103, Page 9838.

TAX CODE: 02/14E/1/33

MONROE LEGAL REPORTER

TAX PIN: 02633104609345

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ANGEL M. RIVERA

AND ZORAIDA E. RIVERA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ADAM H. DAVIS, Esquire

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8344 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 95, Section No. H, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book 19 at Pages 21, 23 and 25.

TOGETHER WITH AND UNDER AND SUBJECT to all the rights, obligations and responsibilities as appear of record and set forth in the Restrictive Covenants in Deed Book 613, Page 37.

TITLE TO SAID PREMISES VESTED IN Joseph J. Coates and Laura J. Coates, his wife, by Deed from Arthur Kleydman, single, dated 05/26/2006, recorded 06/06/2006 in Book 2270, Page 389.

TAX CODE: 03/8E/1/396

TAX PIN: 03635809261718

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOSEPH J. COATES

LAURA J. COATES

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ALLISON F. ZUCKERMAN,

ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8348 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Pocono**, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 47, Section G, as shown on the Map of Cranberry Hill Corporation, Penn Estates as recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume/Page 35/119,121, 123 and 124.

Being the same property acquired by Carmita Aveccillas, by Deed recorded 04/26/2006, of record in Deed Book 2265, Page 4918, in the Office of the Recorder of Monroe County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Carmita Aveccillas, married by deed from Joseph Levandoski, married dated March 28, 2006 and recorded April 26, 2006 in Deed Book 2265, Page 4918.
Being Known As: 47 G a/k/a 1186 Hunters Woods Drive, Stroudsburg, Monroe County, PA 18360

Parcel # 12/117343

Pin # 12638202999671

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CARMITA AVECILLAS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MARC S. WEISBERG,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of

MONROE LEGAL REPORTER

Pennsylvania to 8370 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JULY 31, 2014

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the **Township of Stroud**, Monroe County, Pennsylvania, being lot No. 29 Section E, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Vol 32, Pages 123, 125.

Being the same premises which Cranberry Hill Corporation by its deed dated September 25, 1985 and recorded January 10, 1986, in the Office for the Recording of Deeds, etc., at Stroudsburg, Monroe County, Pennsylvania, in Record Book Vol. 1475, Page 933, granted and conveyed unto Steven Deneroff and Vanessa C. Deneroff.

Title to said Premises vested in Janice M. Torbik by Deed from Steven Deneroff and Vanessa C. Deneroff, his wife dated 03/25/1986 and recorded 07/30/86 in the Monroe County Recorder of Deeds in Book 1502, page 172.

Being known as Lot #29 Section E Penn Estates a/k/a 29 East Penn Estates, East Stroudsburg, PA 18301

Tax Parcel Number: 17/15E/1/29

Tax Pin Number: 17638204931130

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**DONNA J. KATA, ADMINISTRATRIX OF THE ESTATE OF JANICE M. TORBIK
A/K/A JANICE M. MONTGOMERY, DECEASED
MORTGAGOR**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
PATRICK J. WESNER,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8390 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County,

Pennsylvania on:

THURSDAY, JULY 31, 2014

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN piece or parcel of land, situate, lying and being in the **Township of Coolbaugh**, County of Monroe, and State of Pennsylvania, more particularly described as follows, to wit: Lot 16, Block A-1912, as set forth on a map entitled plan of lots, Arrowhead North (Arrowhead Lake), Section Nineteen, Coolbaugh Township, Monroe County, Pennsylvania dated June 1973, scale 1" to 100' by Joseph D. Sincavage, Monroe Engineering, Inc., Stroudsburg, Pennsylvania and filed in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania in Plat Book 25, Page 27, on January 17, 1975.

Being Known As: HC 88 Box 358 Sec 19, Pocono Lake, PA 18347

TAX CODE: 3/19C/1/123

PIN NO.: 03630709261552

TITLE TO SAID PREMISES IS VESTED IN Timothy D. Franz and Donna J. Franz, his wife by deed from Liberty Land, Inc., a Pennsylvania Corporation dated 05/04/1990 recorded 05/21/1990 in Deed Book 1736 Page 636.

Having been erected thereon a single family dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**DONNA J. FRANZ
TIMOTHY D. FRANZ**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ELIZABETH L. WASSALL,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 851 CIVIL 2005, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JULY 31, 2014

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or piece of land situate in the **Borough of Stroudsburg**, County of Monroe and

MONROE LEGAL REPORTER

State of Pennsylvania, bounded and described as follows:

BEGINNING at a point of the proposed westerly side of North Third Street, being a corner of the Lot No. 10 and Lot No. 11 as shown on the hereinafter mentioned map; thence by Lot No. 10, South 64 degrees 25 minutes 16 seconds West 99.07 feet to a point; thence by lands of Robert D. Ziegler, North 11 degrees 13 minutes 20 seconds West 32.05 feet to a point; thence by the same, North 88 degrees 43 minutes 20 seconds West 38.40 feet to a point; thence by the same, North 28 degrees 09 minutes 13 seconds West 44.60 feet to a point; thence by Lot No. 21, North 1 degree 16 minutes 40 seconds East 25.00 feet to a point; thence by lands of Mary E. Johnson and lands of Carroll A. Veney Estate; South 88 degrees 43 minutes 20 seconds East 140.94 feet to a point; thence along the proposed westerly side of North Third Street, on curve to the left having a radius of 142.79 feet, an arc distance of 52.77 feet (chord being South 14 degrees, 59 minutes 28 seconds East 52.47 feet) to the place of BEGINNING.

BEING Lot No. 11 as shown on a map titled "Subdivision of lands of the Redevelopment Authority of Monroe County, PA.", dated August 15, 1977 recorded in Plot Book 49, page 117, prepared by Edward C. Hess Associates, Inc., Stroudsburg, PA.

TAX ID No. 18-1/1/77

PIN No. 18-7301-19-51-9490

BEING the same the premises which First Ward Developers, Inc., A Pennsylvania Corporation., by Deed dated March 7, 1983 and recorded in the Monroe County Recorder of Deeds Office on March 8, 1983 in Deed Book 1244, page 268, granted and conveyed unto Richard L. Baker and Aletha J. Baker, his wife.

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

RICHARD BAKER

A/K/A RICHARD L. BAKER

ALETHA BAKER

A/K/A ALETHA J. BAKER

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin

Sheriff of Monroe County
Pennsylvania

LEONARD J. MUCCI, III,
ESQUIRE

Sheriff's Office

Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor

PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8669 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JULY 31, 2014

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, more particularly described as follows to wit:

LOTS 10ABC, Block A-63, as set forth on the map entitled plan of lots, Arrowhead Lake, Section Eleven, Coolbaugh Township, Monroe County, Pennsylvania, dated April 1965 Scale 1"=100' by John B. Aicher, Monroe Engineering Inc., Stroudsburg, Pennsylvania, and filed in the office for the recording of deeds in and for Monroe County Pennsylvania in plat book 10, Page 5, on June 2, 1965

BEING the same premises which John F. Creedon Sr. and Eileen M. Creedon, his wife by Deed dated March 3, 1999 and recorded April 15, 1999 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2062 Page 4432, granted and conveyed unto John F. Creedon Sr., Married

Tax ID: 03/20A/2/23

PIN: 03539608898416

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

JOHN F. CREEDON SR.

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

KEVIN P. DISKIN, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

P - July 4, July 11, July 18

R - July 11, July 18, July 25

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9004 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JULY 31, 2014

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, tract or piece of land situate in the **Township of Jackson**, County of Monroe and State of Pennsylvania, recorded in Plot Book Volume 46, Page 67 in the Office for the Recording of Deeds, Stroudsburg, PA, being Lot No.11, bounded and

MONROE LEGAL REPORTER

described as follows, to wit:

Beginning at an iron on the easterly side of Stender Court, said iron also being a corner of Lot No. 10, thence along Lot No. 10, S 64 degrees 55'45" E (Magnetic Meridian) for 300.00 feet to an iron, thence along lands of John D. Cays, Sr. S25 degrees 04'15" W for 529.10 feet to a stone corner, thence along Lot No. 15, N9 degrees 59'54" W for 515.65 feet to an iron, thence along the easterly end of a cul-de-sac at the southerly end of Stender Court the following two courses and distances: (1) on a curve to the left having a radius of 50.00 feet and an arc length of 84.07 feet to an iron; (2) on a curve to the right having a radius of 50.00 feet and an arc length of 36.14 feet to the place of beginning.

Containing: 2.136 acres, more or less.

Being the same premises which William Burbella and Joan Helen Burbella, husband and wife, by indenture bearing date the 22nd of may 2000, and being recorded at Stroudsburg in the Office for the Recording of Deeds, in and for the County of Monroe on the 3rd day of June, 1988, in Record Book Volume 2079, Page 1572, granted and conveyed unto Melvin Clark and Anesha Clark, husband and wife.

Parcel # 08/8A/177

Pin # 08635102675464

TITLE TO SAID PREMISES IS VESTED IN Anesha Clark and Melvin Clark
Being Known As 11 Stender Court, Reeders, PA 18352

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ANESHA CLARK MELVIN CLARK

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
THOMAS M. FEDERMAN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 906 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh, County of

Monroe and Commonwealth of Pennsylvania, being Lot 85, Section E, as shown on a map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 18, pages 101, 107 & 109.

UNDER AND SUBJECT to all conditions, covenants and restrictions of record.

TITLE TO SAID PREMISES VESTED IN Janneth A. Gallosa and Sergio Santos, h/w, by Deed from Emma L. Wengerd, dated 03/11/2011, recorded 03/14/2011 in Book 2384, Page 1207.

TAX CODE: 03/9A/1/323

TAX PIN: 03635815637792

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JANNETH A. GALLOSA
SERGIO SANTOS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOSEPH E. DEBARBERIE,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 943 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THE FOLLOWING lot(s) situate in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 21, Section "B", as shown on "Plotting of Lots of Pocono Wild Haven Estate, Inc., Price and Middle Smithfield Townships, Monroe County, Pennsylvania, made by Edward C. Hess, P.E." as recorded in Monroe County, Pennsylvania, Plot Book 11, Page 9.
Parcel # 9/18/2/21

Pin #09730504703118

Title to said premises is vested in Wilson Tellez by deed from Universal Development Corporation dated April 9, 2003 and recorded April 10, 2003 in Deed Book 2149, Page 9407.

Being Known As: 12253 Pine Tree Drive aka Green Meadow Drive, East Stroudsburg, Middle Smithfield, Monroe County, PA 18301

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MONROE LEGAL REPORTER

WILSON TELLEZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MARC S. WEISBERG,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 944 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST, WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Paradise**, County of Monroe, Commonwealth of Pennsylvania, being designated Lot 94, Phase 5, on a certain map, entitled 'Final Major Subdivision Plan for Paradise Pointe, Phase 5, Paradise Township, Monroe County, PA', prepared by Nicolaus Engineering Corporation dated October 1999, last revised January 26, 2000, and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plat Book 72 page 110.

UNDER AND SUBJECT TO the restrictions, reservations, covenants and conditions which shall be covenants running with the land and are found in prior deed(s) of record.

UNDER AND SUBJECT TO the Declaration of Protective Covenants and Restrictions, dated October 14, 1998 and recorded on October 15, 1998 in Monroe County Record Book 2054, at page 7660, &c., and as amended October 1, 1999 and recorded on October 6, 1999 in Monroe County Record Book 2070, at page 1029, & as more fully set forth in Exhibit 'All attached hereto and made a part hereof by reference.

TITLE TO SAID PREMISES VESTED IN Vernicia M. Strayhorn, by Deed from Designer Homes, Inc., a Pennsylvania Corporation, dated 10/16/2002, recorded 02/24/2003 in Book 2145, Page 5736.

TAX CODE: 11/91508
TAX PIN: 11638500959223

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
VERNICIA M STRAYHORN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish

to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ALLISON F WELLS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9561 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST, WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN tract of land situate in the **Township of Polk**, County of Monroe and State of Pennsylvania designated as follows:

Beginning at a point in Ashley Court and corner common to Lot I-2; thence running along line of Lot I-2 North three degrees five minutes East (N 3°05' E) one hundred ninety-five feet (195.00') to a corner common to Lot I-2 and in line with lands of L. Mason; thence turning and running along lands of L. Mason South eighty-six degrees fifty-five minutes East (S 86°55' E) seventy-five feet (75.00') to a corner common to Lot I-4; thence turning and running along line of Lot I-4 South three degrees five minutes West (S 3°05' W) one hundred ninety-five feet (195.00') to a point in Ashley Court and corner common to Lot I-4; thence turning and running along Ashley Court North eighty-six degrees fifty-five minutes West (N 86°55' W) seventy-five feet (75.00') to the place of beginning.

Being the same premises which Pleasant View Lake Inc., (Pennsylvania Corporation), be indenture bearing date the 10th day of November, 1971 and being recorded at Stroudsburg, Pennsylvania, in the Office for the Recording of Deeds, in and for the County of Monroe, on the 15th day of November, 1971 in Deed Book Volume 409, Page 832, granted and conveyed unto Hall J. Tunnard, in fee.

Title to said Premises vested in Patricia C. Lordi and Amanda L. Lordi, her daughter by Deed from Patricia C. Lordi dated 11/08/04 and recorded 11/17/04 in the Monroe County Recorder of Deeds in Book 2208, Page 1189.

Being known as 3609 Ashley Court, Gilbert, PA 18331

Tax Parcel Number: 13/2A/1/217
Tax Pin Number: 13623803221620

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MONROE LEGAL REPORTER

PATRICIA C. LORDI
AMANDA L. LORDI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
PATRICK J. WESNER,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9679 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Middle Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 11, Colonial Glen, as shown on a Plan of Lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 61, Page 224.

The improvements thereon being commonly known as 3 Maplewood Court, East Stroudsburg, Pennsylvania 18302.

Being Known As: 3 Maplewood Court, East Stroudsburg, PA 18302

TAX CODE: 9/86590

PIN NO.: 09731500104658

TITLE TO SAID PREMISES IS VESTED IN Michael F. Chiffy by deed from Ronald Midwood and Rick Golden, General Partners, t/a Stonehedge Development Co., and Frank J. Smith, Jr., Inc., collectively t/a Colonial Glen of Marshalls Creek, PA 18335 dated 05/02/1995 recorded 05/03/1995 in Deed Book 2003 Page 1762.

Having been erected thereon a single family dwelling.
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MICHAEL F. CHIFFY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's

Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
DAVID NEEREN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9785 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, tract, piece or parcel of land, situate in the **Township of Middle Smithfield**, County of Monroe, and State of Pennsylvania, designates as Lot 4 on a Resubdivision Plan of Cortright-Hamblin in tract as recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe at Stroudsburg, Penna. in Map File 06-279, bounded and described as follows, to wit:

BEGINNING at a point in or near the center of PA State Highway Route 402 (LR 220) from Marshalls Creek to Porters Lake Club. Said point being also a corner of Lot 5, thence in and along Lot 5, North 58 degrees 30 minutes 34 seconds West 543.59 feet to a point, said point being also a corner of Lot 4-A, thence along Lot 4-A, North 16 degrees 42 minutes 32 seconds East 94.54 feet to a point in line of lands now or formerly of Timber Mountain Estates, Inc., thence along lands now or formerly of Timber Mountain Estates, Inc., North 56 degrees 13 minutes 03 seconds East 119.54 feet to a point, said point being also a corner of Lot 3, thence along Lot 3, South 58 degrees 30 minutes 34 seconds East 517.70 feet to a point in or near the center of the abovementioned PA State Route 402 (LR 220); thence in and along the center of the said PA State Route 402, South 31 degrees 29 minutes 26 seconds West 200.00 feet to the point of BEGINNING.

CONTAINING 2.519 acres
Being Known As: 1315 Resica Falls Road, East Stroudsburg, PA 18302

TAX CODE: 09/5/1/8-6

PIN NO.: 09733603201456

TITLE TO SAID PREMISES IS VESTED IN Peter A. Spano and Peggy M. Spano, his wife by deed from David P. Amerman and Lois B. Amerman, his wife dated 12/07/2001 recorded 12/10/2001 in Deed Book 2110 Page 4267.

Having been erected thereon a single family dwelling.
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

PEGGY M. SPANO

PETER A. SPANO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in

MONROE LEGAL REPORTER

accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
HARRY B. REESE,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9811 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot/lots, parcel or piece of ground situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Log No. 688 Section J, as shown on map of a Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book Volume No. 22 at Page Nos. 11, 13, 15 and 17.

TOGETHER with and under and subject to all of the rights, obligations and responsibilities as set forth in the Restrictive Covenants as appear in the chain of title.

UNDER AND SUBJECT TO all of the rights, privileges, easements, covenants, conditions and restrictions, which shall run with the land as appear in the chain of title.

TITLE TO SAID PREMISES VESTED IN Jose M. Ortiz, by Deed from Veronica Brockelman, dated 09/18/2009, recorded 10/01/2009 in Book 2360, Page 6160.

TAX CODE: 3/9C/1/117

TAX PIN: 03-6359-18-32-0250

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JOSE M. ORTIZ**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MELISSA J. CANTWELL, ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9964 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JULY 31, 2014
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or piece of land situate in the **Township of Chestnuthill**, County of Monroe, Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

Beginning at an iron pipe at a point of curvature of a tangent curve on the southeasterly line of Elmwood Court, a common corner of Lot No. 40 and Lot No. 42, as shown on a plan title, "Final Plan, Section 2, Robinwood Country Estates, HBGM, Inc. - Developers, Chestnuthill & Jackson Townships, Monroe County, PA," dated March 6, 1978 and revised April 14, 1978, prepared by Edward C. Hess Associates, Inc. and recorded in Plot Book 36, Page 31; thence along the southerly line of Elmwood Court, on a curve to the right having a radius of 210 feet for an arc length of 230.19 feet (the chord bearing and distance being North 70 degrees 02 minutes 15 seconds East 218.84 feet) to an iron pipe at a point of tangency; thence along the same, South 78 degrees 33 minutes 37 seconds East 90.00 feet to an iron pipe; thence by Lot No. 43, South 11 degrees 26 minutes 23 seconds West 256.25 feet to an iron pipe; thence by Lot No. 25, Robinwood Country Estates, Section 1, by Lot No. 41 and by Lot No. 42, North 51 degrees 21 minutes 52 seconds West 311.19 feet to the place of Beginning. Containing 1.036 acres, more or less.

Being Lot No. 42 as shown on the above mentioned plan.

Being the premises which Michael J. Hyder and Genevieve M. Hyder, husband and wife by their deed dated April 17, 1995 and recorded in the office of the Recorder of Deeds, in and for the County of Monroe, in Book 2002, Page 0003, granted and conveyed unto Lawrence J. Modzelewski and Maureen Modzelewski, husband and wife.

Parcel # 02/5B/1/44
Pin # 02635003146147

Title to said premises is vested in Lawrence J. Modzelewski a/k/a Lawrence Modzelewski and Maureen Modzelewski.

Being Known As 42 Elmwood Court a/k/a RR6 Box 6648, Saylorsburg, PA 18353.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**LAWRENCE J. MODZELEWSKI
A/K/A LAWRENCE MODZELEWSKI
MAUREEN MODZELEWSKI**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from

MONROE LEGAL REPORTER

the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
THOMAS M. FEDERMAN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9998 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JULY 31, 2014

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the **Township of Stroud**, Monroe County, Pennsylvania, being Lot or Lots No. 92, Section D, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Volume 32, Page(s) 115, 117, 119, 121.

BEING THE SAME PREMISES which Johnny Pineiro and Maxine Pineiro, husband and wife, by deed dated 08/02/2011 and recorded 09/01/2011 in Book 2390 Page 9532 conveyed to Johnny Pineiro.

Property Address: 367 Penn Estates, East Stroudsburg, PA 18301
Pin #: 17639201088039
Tax Code #: 17/15C/1/218

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JOHNNY PINEIRO
MAXINE PINEIRO**

MORTGAGOR(S) AND RECORD OWNER(S)

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
KRISTINA MURTHA, Esquire

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - July 4, 11, 18